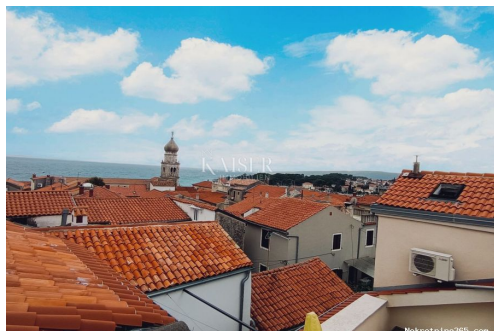


## Krk, povijesna jezga- kuća u nizu 70m2 s pogledom na more, Krk, House



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Krk, povijesna jezga- kuća u nizu 70m2 s pogledom na more
Property for:	Sale
House type:	in sequence
Property area:	70 m <sup>2</sup>
Lot Size:	70 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	2
Price:	260,000.00 €
Updated:	Nov 20, 2024

### Condition

Built:	1920
Last renovation:	2018

### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Krk
City area:	Krk
ZIP code:	51500

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	In preparation
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### Description

Description:	In the bay of the southwest coast of the island of Krk, there is the city of Krk, the
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main settlement on the island and one of the oldest settlements in Croatia. The city of Krk has been an urban center for more than 3,000 years and is also the cultural and administrative center of the island of Krk. Krk will delight you with a series of fascinating cultural monuments, long history and beautiful beaches, and is a very pleasant place to live as well as for vacation, even during the winter months. Kaiser Immobilien presents you a house of 70 m<sup>2</sup> in the center of the old town, in a side street with a Mediterranean atmosphere. Formerly an old workshop with an apartment - today a stone house for living and relaxing. The whole house consists of a ground floor and two floors. On the ground floor there is a studio apartment with a living-bedroom, a kitchen with a dining room, and a bathroom with a toilet and a bathtub. In the kitchen there are also stairs that lead to the basement. The staircase leads to the first floor. On the first floor there are two large bedrooms, another bathroom with toilet and shower, and from the bathroom there are stairs leading to the attic. In the attic there is a small kitchen and you enter the living-bedroom with a sitting area. From this room there is access to a terrace with a view of the roofs of Krk, with its own brick barbecue. Another staircase leads to the sunny terrace, hidden from view, with a view of the sea, the cathedral and the islands of Rab and Cres. The house does not have its own parking, but it is rare that you can take over a rented parking space (200m from the house) in the old town for €200.00/year, which provides unlimited access (up to 20m from the house) to the old town. The roof, facade, terraces, windows, ceramics and entrance door were renovated in 2018. The house is equipped with a smart home system with which the electric heaters and hot water boiler and the air conditioner in the attic can be turned on and off via a smartphone. The house is already connected to the local sewage system. The living-bedroom in the attic is air-conditioned, the other rooms do not require air conditioning. The house is partially furnished and ready to move into. With a little renovation, this interesting property can be enjoyed from day one. Proximity to amenities: Shop: 140 m Restaurant: 100 m Sea: 160 m Beach: 190 m School: 120 m Kindergarten: 700 m Center: 10 m Clinic: 700 m Sights: 100 m Distances to major cities: Krk-Ljubljana: 150 km Krk - Budapest: 500 km Krk- Munich: 550 km Krk- Vienna: 520 km Krk- Prague: 850 km Agency commission for the buyer is 3% + VAT and is paid in case of real estate purchase, upon conclusion of the first legal act. ID-CODE: 127-028 If you want to visit the property in person, please contact: Jennifer Hofmann E-mail: [jennifer@kaiser-immobilien.hr](mailto:jennifer@kaiser-immobilien.hr) Phone: +385-91-515-0887 <http://kaiser-immobilien.hr/> ID CODE: 127-028

## Additional contact info

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Agency ref id: 127-028  
Contact phone: +385915150887, +385995677888