

Vrbnik, otok Krk- apartman 93m2 s pogledom na Vrbnik, Vrbnik, Flat



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
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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:	Vrbnik, otok Krk- apartman 93m2 s pogledom na Vrbnik
Property for:	Sale
Property area:	93 m ²
Bedrooms:	3
Bathrooms:	1
Balcony area:	5 m ²
Terrace area:	19 m ²
Price:	290,000.00 €
Updated:	Oct 03, 2024

Condition

Built: 2011

Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Vrbnik
City area:	Vrbnik
ZIP code:	51516

Permits

Ownership certificate: yes



Additional information

Energy efficiency: In preparation

Heating

Central heating: yes

Parking

Number of parking spaces: 1

Description

Description:

Vrbnik is one of the oldest places on the island of Krk. It is located on the eastern side of the island of Krk on a steep cliff at an altitude of about 50 meters. Vrbnik is a typical coastal town with small houses in narrow stone-paved streets. The most important economic branch in Vrbnik is agriculture, more precisely viticulture. Vrbnik has about 900 inhabitants in winter and about 2000 in summer, making it the right choice for those who do not want mass tourism but are looking for original Mediterranean charm. Kaiser Immobilien presents you a spacious apartment in the attic of a residential building with a total of six apartments, located in a quiet location. Although it is located in the attic, this apartment offers a lot of space for comfortable living, with a total area of 93.37 m². It is located on the second floor of the building. The entrance part of the apartment includes an entrance hall of 4.42 m², which leads to a spacious open space where there is a kitchen, dining room and living room, with a total area of 50.05 m². From the living room there is a loggia of 6.79 m², from which there is a beautiful view of the sea, the land and the old center of Vrbnik, creating a perfect place to enjoy a morning coffee or an evening rest. The apartment has two spacious bedrooms - the first of 11.31 m² and the second of 16.95 m². In addition, the apartment has a separate toilet and a modern bathroom equipped with a shower cabin, toilet and washing machine, with a view of the greenery from the bathroom. One of the special features of this apartment is the large shared garden that is available to all tenants. The yard includes an outdoor grill and a 19 m² canopy, ideal for outdoor gatherings. On request, the owners allow the use of the tavern for larger gatherings and celebrations. The apartment is equipped with air conditioning for heating and cooling, and there is also a chimney for installing a fireplace or connections for central heating. One parking space is provided. This property is located in an extremely quiet location, in a pleasant neighborhood, only 650 m from the beach and 750 m from the center of Vrbnik. Also, it represents an excellent investment opportunity for those who want to generate rental income during the summer season. The proximity to the beach and the attractive tourist destination Vrbnik make this apartment extremely desirable for rent, with the potential for an excellent return on investment. Proximity to amenities: center- 750 m Restaurant- 400 m Shop- 750 m Beach- 650 m Sights- 700 m Winery- 500 m Krk- 13 km Punat- 10 km Malinska- 17 km Baška- 18 km Airport- 25 km Distance to larger cities: Vrbnik- Ljubljana: 160 km Vrbnik- Vienna: 530 km Vrbnik- Budapest: 520 km Vrbnik- Prague: 860 km Vrbnik- Munich: 560 km Vrbnik- Zagreb: 180 km Agency commission for the buyer is 3% + VAT and is payable in the case of real estate purchase, at the conclusion of the first legal act. ID-CODE: 127-026 If you want to visit the property in person, please contact: Jennifer Hofmann E-mail: jennifer@kaiser-immobilien.hr Phone: +385-91-515-0887 <http://kaiser-immobilien.hr/> ID CODE: 127-026

Additional contact info

Reference Number: 647601
Agency ref id: 127-026