

## Vrbnik, otok Krk- apartman 93m2 s pogledom na more, 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  
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 Silvija 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 more |
| Property for:     | Sale   |
| Property area:    | 93 m <sup>2</sup>                                  |
| Floor:            | 1  |
| Number of Floors: | 2  |
| Bedrooms:         | 3  |
| Bathrooms:        | 1  |
| Balcony area:     | 14 m <sup>2</sup>                                  |
| Terrace area:     | 19 m <sup>2</sup>                                  |
| Price:            | 290,000.00 €                                       |
| Updated:          | Nov 20, 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 modern apartment of 93 m<sup>2</sup> located in a residential building with an enchanting view of the sea and the old center of Vrbnik. The apartment is located on the first floor and offers everything you need for a comfortable life. The apartment opens its doors to an entrance hall of 2.50 m<sup>2</sup>, and then you enter a spacious living room that combines a kitchen, dining room and living room, with a total area of 45.94 m<sup>2</sup>. From the living room you can go out to the loggia of 8.18 m<sup>2</sup>, where you can enjoy a wonderful view of the sea and the historic Vrbnik, an ideal place to enjoy morning coffee or evening hours. The apartment has two bedrooms, one of which has its own exit to an additional loggia of 5.85 m<sup>2</sup>, providing you with privacy and a quiet place to relax with a view of the sea. The modern bathroom, measuring 3.97 m<sup>2</sup>, is equipped with a shower, toilet and washing machine. The special advantage of this apartment is its common garden, which is available to all tenants. There is an outdoor grill in the yard, ideal for outdoor gatherings, and at the owner's request, you can also use the tavern for larger gatherings. The apartment is equipped with air conditioning for heating and cooling, but there is also a chimney if you want to install a fireplace or central heating, since the connections are already prepared. One parking space is provided. The apartment is located in a quiet location, in a good neighborhood, and is only 650 m from the beach and 750 m from the center of Vrbnik. This apartment is ideal for those who want to enjoy a peaceful environment, beautiful views and proximity to all facilities. Also, this apartment represents an excellent investment opportunity for those who want to generate rental income during the summer season. The ideal location, proximity to the beach and attractive tourist destination Vrbnik make it extremely desirable for rent, providing the potential for a good 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: 127-025 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: 127-025

## Additional contact info

Reference Number: 647602  
Agency ref id: 127-025  
Contact phone: +385915150887, +385995677888