

Grad Krk - adaptirana kamena kuća na jedinstvenoj lokaciji, 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
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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:	Grad Krk - adaptirana kamena kuća na jedinstvenoj lokaciji
Property for:	Sale
House type:	in sequence
Property area:	250 m ²
Lot Size:	20 m ²
Number of Floors:	2
Bedrooms:	5
Bathrooms:	2
Price:	875,000.00 €
Updated:	Oct 03, 2024

Condition

Built: 1711

Location

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



Permits

Ownership certificate: yes

Additional information

Energy efficiency: In preparation

Description

Description: Kaiser immobilien mediates the sale of a beautiful indigenous stone house in an exclusive location in the center of the town of Krk, only 25m from the sea. The city of Krk is called the city of history and culture for a reason. It has been an urban center for more than 3,000 years and is also the cultural and administrative center of the island of Krk. It belongs to those Adriatic and Mediterranean cities of Croatia where traces of its millennial past are visible at every step. Even in the

very name of the city of KRK, we see traces of the pre-Romanesque, Illyrian civilization that called the city and the island of Krk K(u)R(y)K(ta), i.e. Kuryeta. With the expansion of the Roman Empire to the eastern coast of the Adriatic, Krk became a prominent Roman settlement municipium, which its inhabitants proudly called Splendidissima Civitas Kuryctarum, i.e. the splendid city of Krk, as we read on a stone inscription from the beginning of the IV century. century after Christ. Located in an exclusive location, this stone beauty delights with its interior, design, room layout and rich history, given that it was built at the beginning of the 18th century. The house was renovated in 2022, the renovation included electricity, water, roofing, part of the carpentry and bathroom. The total living area is approx. 250m², and it is divided into 4 floors. The main entrance to the house is through the high ground floor, which consists of an air-conditioned living room with a beautiful antique fireplace, designer furniture and decorations, from which you can access a charming balcony located in an intimate environment, as if created for enjoying your morning coffee. There is also a newly adapted bathroom, and stairs leading to the basement and to the first floor. In the basement there is a kitchen, a living room, a bathroom, and an exit to a beautiful spacious terrace that exudes the true spirit of the Mediterranean. It is decorated with antiques from the building's rich history, an ancient cistern where the necessary drinking water used to be collected, there are also already formed trees and climbing plants. Another special feature of this property is located in the basement, which is a wine cellar located under the ground, an ideal room for keeping and storing valuable labels. On the first floor there is a sleeping area with two spacious air-conditioned bedrooms decorated in autochthonous style and designerly furnished. This floor also offers a view of the sea, so it's easy to imagine waking up with a view of the Bay of Krk. The stairs lead to the attic, which consists of an additional bedroom and a balcony, with a wonderful view of the sea and the ancient part of the city walls. This property in a unique location only 25m from the sea and 150m from the first beach is ideal as an investment in tourism or a perfect place to live, but also for conversion into a restaurant. The property is sold furnished and equipped, and decorations, antiques and unique items are subject to agreement with the owner. The commission of the agency for the buyer is 3% + VAT and is paid in case of real estate purchase, when the first legal deed is concluded. ID CODE: 105-263 ID CODE: 105-263

Additional contact info

Reference Number: 647607
Agency ref id: 105-263