

## Linardići, otok Krk- vila 410m2 s bazenom i 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  
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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 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:	Linardići, otok Krk- vila 410m2 s bazenom i pogledom na more
Property for:	Sale
House type:	detached
Property area:	410 m <sup>2</sup>
Lot Size:	665 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	12
Bathrooms:	8
Price:	1,500,000.00 €
Updated:	Oct 03, 2024

### Condition

Newbuild:	yes
Built:	2019

### Location

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

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking	4
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spaces:

Covered parking space: yes

## Description

Description:

Linardići is a small village on the western side of the island of Krk, in the area called Šotovento. Šotovento is an area located under several small peaks that create a natural protection against storms. Protection from storms and exposure to the south and west, sunny side, favored the lush development of vegetation in Šotovent. Linardići was founded in the 15th century when Prince Frankopan settled that part of the island. Today, about 138 inhabitants live in Linardići, who are mainly engaged in agriculture, olive growing, and more recently tourism. Kaiser Immobilien presents you a luxurious villa with an area of 410m<sup>2</sup>, located in a quiet location with a beautiful view of the sea. It consists of four separate apartments, distributed on the ground and first floor, and an additional large basement. The ground floor of this villa offers two separate apartments. The first apartment, with a total area of 83.08m<sup>2</sup>, consists of a spacious entrance area of 12.48m<sup>2</sup>, a modern bathroom with a shower of 4.41m<sup>2</sup>, two bedrooms of 11.22m<sup>2</sup> each, and an additional bathroom with a shower and a toilet of 5, 94m<sup>2</sup>. At the end of the corridor there is a spacious living room with an open kitchen and dining room of 33.50 m<sup>2</sup>, which leads to a covered terrace of 13.60 m<sup>2</sup>. The second apartment on the ground floor, with an area of 78.88 m<sup>2</sup>, has a similar layout, but includes an additional storage room of 2.89 m<sup>2</sup>. The entrance area of this apartment is 8.72m<sup>2</sup>, and the bathrooms are 4.41m<sup>2</sup> and 5.94m<sup>2</sup>. The bedrooms are 11.22m<sup>2</sup> and 10.26m<sup>2</sup>. Living room with kitchen and dining room, also 33.50m<sup>2</sup>, leads to a terrace of 9.70m<sup>2</sup> with direct access to the heated pool measuring 8x4m and a parking space. There are two more apartments on the first floor. The third apartment has a total area of 84.39m<sup>2</sup>, with an entrance area of 12.48m<sup>2</sup>, two bathrooms (4.41m<sup>2</sup> and 5.94m<sup>2</sup>), and two bedrooms of 11.22m<sup>2</sup> each. The living room with kitchen and dining room occupies 30.21 m<sup>2</sup>, and from the living room you can access a spacious balcony of 17.82 m<sup>2</sup> with an enchanting view of the sea and the island of Cres. The fourth apartment, with an area of 81.46 m<sup>2</sup>, consists of an entrance area of 8.72 m<sup>2</sup>, two bathrooms (5.94 m<sup>2</sup> and 4.41 m<sup>2</sup>), and bedrooms of 11.22 m<sup>2</sup> and 10.26 m<sup>2</sup>, one of which offers a beautiful view of the sea . The living room of 33.50 m<sup>2</sup> with kitchen and dining room leads to the balcony of 9.03 m<sup>2</sup>, where you can enjoy unforgettable sunsets. The villa has a total of 12 rooms, of which 8 are bedrooms and 8 bathrooms. Each apartment has one parking space, and the spacious garden of 600 m<sup>2</sup> provides additional parking spaces. The apartments are categorized with 5 stars, and considering occupancy during four months of the year, it represents an excellent investment opportunity. The special feature of the villa is the high-quality construction according to German standards and the luxurious furniture that remains with the purchase. The villa also boasts a large basement of 59.18m<sup>2</sup>, which is currently used as an office, but offers numerous possibilities for other uses. The yard includes a covered terrace that serves as a covered parking lot in the winter, and as a space for socializing in the summer, with an outdoor kitchen and barbecue. The

pool equipment is located in a separate room under the pool, which can also serve as an additional storage space. A comfortable temperature in winter and summer in the villa is provided by 12 air conditioners for heating and cooling, as well as underfloor heating through a solar thermal power plant, which enables ecologically sustainable and energy-efficient heating. All apartments are equipped with PVC windows and doors with three-layer glass. It is also possible to buy individual apartments. The first apartment on the ground floor, 83.08m<sup>2</sup>, with attached parking, covered terrace, outdoor kitchen and barbecue, is available for €380,000. The second apartment on the ground floor, with an area of 78.88m<sup>2</sup>, with an attached parking lot, basement and heated pool, is offered for €460,000. Apartments on the first floor, each at a price of €380,000, offer spacious balconies with a wonderful view of the sea and the island of Cres. This villa on the picturesque island of Krk offers numerous opportunities for additional improvements, including a flat roof of almost 200m<sup>2</sup> and space for installing an elevator. It is ideal for families looking for peace and natural surroundings or for investors looking for an investment opportunity in a region where real estate values are constantly increasing, and for those interested in renting. The owner's many years of experience in tourism can be of great help to the new owners, if they decide to continue renting. Proximity to amenities: Restaurant: 1.3 km Shop: 1.2 km Beach: 2 km Valbiska ferry: 5.7 km Malinska: 11 km Krk: 11.3 km Airport: 26 km Distance between major cities: Linardići - Ljubljana: 150 km Linardići - Budapest: 500 km Linardići - Munich: 550 km Linardići - Vienna: 520 km Linardići - Prague: 850 km Agency commission for the buyer is 3% + VAT and is paid in the case of real estate purchase, at the conclusion of the first legal act. ID-CODE: 127-023 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: 127-023

## Additional contact info

Reference Number: 647620  
Agency ref id: 127-023