

## Otok Krk, Sv. Ivan - kamena ljepotica u oazi mira, Dobrinj, 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:	Otok Krk, Sv. Ivan - kamena ljepotica u oazi mira
Property for:	Sale
House type:	detached
Property area:	250 m <sup>2</sup>
Lot Size:	1501 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	6
Bathrooms:	3
Price:	520,000.00 €
Updated:	Nov 17, 2024

### Condition

Built:	1911
Last renovation:	2001.

### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Dobrinj
City area:	Sveti Ivan Dobrinjski
ZIP code:	51514

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Parking

Garage: yes  
Number of parking spaces: 2

## Description

Description:

Kaiser Immobilien mediates the sale of this beautiful property in the vicinity of Dobrinj on the island of Krk. In a peaceful and idyllic setting, on the edge of the green belt, the 1,500m<sup>2</sup> property offers a peace that is difficult to describe in words. In nature, it is about three adapted stone houses in a row, each with a separate entrance, with a total living area of 150m<sup>2</sup>. The first house, ground floor, consists of an entrance hall, living room, kitchen and dining room, hallway, bathroom, storage room and bedroom. In the living room there is also a wood stove for heating and a special atmosphere. There are also inverter air conditioners in the living room and bedroom. The second house consists of a living room, a kitchen and a dining room and a bathroom, and the stairs lead to the mezzanine floor where the bedroom is located. The third house consists of a living room, a kitchen and a dining room and a bathroom, and the stairs lead to the first floor where there is a spacious bedroom. The bedroom opens onto a terrace with a wonderful view of the nearby forest and unique sunsets on the Mediterranean. The western orientation of the houses offers sufficient insolation, and all three houses have access to a spacious shared terrace, while two houses have access from the kitchen to the terrace on the east side of the house. Each house has its own tavern, and all the taverns together form an area of 100m<sup>2</sup>, currently serving as a storage room/tool room. The building's carpentry is wooden, in good condition, the floors are partly laminate, parquet and ceramics. The facility, although connected to the water supply, has a cistern for rainwater, which together with the water pump is in operation and provides water from renewable sources. The property was adapted in 2001 when, among other things, new electricity and water installations were made, and a new roof was made. A special advantage of this property is the spacious garden, which, in addition to the beautiful established horticulture, offers various possibilities. There is enough space for parking in the garden, and there is also a garage for one vehicle. The object is categorized for tourist rental and is sold fully equipped and furnished, without personal belongings. If you are looking for peace and rest for the soul, this is the right property for you, but also a great investment opportunity. The commission of the agency for the buyer is 3% + VAT and is paid in the case of real estate purchase, at the conclusion of the first legal deed. ID CODE 105-235 ID CODE: 105-235

## Additional contact info

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Agency ref id: 105-235  
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