

## Otok Krk, Njivice - ekskluzivna villa 50m od mora, Omišalj, 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, Njivice - ekskluzivna villa 50m od mora
Property for:	Sale
House type:	detached
Property area:	349 m <sup>2</sup>
Lot Size:	280 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	4
Bathrooms:	4
Price:	2,400,000.00 €
Updated:	Oct 03, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Omišalj
City area:	Njivice
ZIP code:	51513

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency:	In preparation
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### Parking

Number of parking	3
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spaces:

## Description

Description:

Kaiser Immobilien mediates the sale of an exclusive villa located in Njivice, island of Krk. The villa is located in an exceptional location in a quiet neighborhood, only 50m from the sea. The villa with a total living area of 349m<sup>2</sup> is divided into three floors. On the ground floor there is an open concept living room, kitchen and dining room with direct access to a beautiful garden with an infinity pool, a sundeck and a panoramic view of the sea. On the first floor, connected by an internal staircase, there is a sleeping area with four rooms, each with its own spacious bathroom and walk-in wardrobe. The panoramic sea view from the bedrooms is brought to an even higher level here. An additional feature of this property is the basement, which houses a wellness area with a sauna, a jacuzzi and a games room. Top quality materials and equipment were used in the construction and furnishing, and the building is sold furnished and equipped. The deadline for completion is scheduled for the fall of 2024. ID CODE 105-223 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 act. ID CODE: 105-223

## Additional contact info

Reference Number: 647986  
Agency ref id: 105-223