

## Otok Krk - ekskluzivna villa nad morem, Vrbnik, 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 - ekskluzivna villa nad morem
Property for:	Sale
House type:	detached
Property area:	268 m <sup>2</sup>
Lot Size:	994 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	3
Price:	1,685,000.00 €
Updated:	Nov 02, 2024

### Condition

Newbuild:	yes
Built:	2022

### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Vrbnik
City area:	Vrbnik
ZIP code:	51516

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A+
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### Heating

Central heating: yes

## Description

Description:

Kaiser Immobilien mediates the sale of an exclusive villa in Vrbnik, island of Krk. With its location and orientation, the villa seems to float above Vrbnik and its panoramic view of the sea and the picturesque thousand-year-old town is breathtaking. Located on a plot of 1,000m<sup>2</sup>, the total living area of 268m<sup>2</sup> is spread over two floors. On the ground floor, next to the entrance and corridor, there is an open-concept living room with living room, kitchen and dining room. The living area is completely glazed with panoramic walls and top-quality aluminum carpentry. On the ground floor there is also a guest toilet with a laundry room and a storage room. From the living room there is access to a covered terrace next to which there is a 43m<sup>2</sup> swimming pool with a shower and a sunbathing area. Upstairs there are three bedrooms with their own bathrooms, they have access to a covered terrace. The entire facility offers a panoramic view of the sea and the thousand-year-old town located on a cliff above the sea. This indescribable and almost dramatic view of the sea and Vrbnik, as well as the abundant presence of sunlight in the building, are greatly contributed by the panoramic glass walls installed along the entire length of the building, at the full height of the rooms. Top quality materials and equipment were used in the furnishing and construction. The building was built with Porotherm blocks, the STO facade system with 10 cm insulation was used. On the flat roof, thermal insulation of 20 cm is installed, moisture is protected by a TPO membrane in combination with the FIRESTONE system, and the skylights are VELUX. Top quality Italian ceramics from FLAVIKER, massive aluminum carpentry from HEROAL in combination with LAMISTAL glasses, and entrance doors with triple locks and fingerprint unlocking from INOTHERM. VIESMANN heating, air conditioning and ventilation system. There is also a summer kitchen in the garden, and there is enough space to park several vehicles in the driveway. ID CODE 105-212 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. Vrbnik, without a doubt, is one of the most famous Croatian places, which, like other old castles on the island, is located high up, almost 50 meters high, and in a really special place on a cliff that literally plunges into the sea. Next to Šilo is the only larger place on the east coast of the island of Krk. It was mentioned for the first time in 1100. The inhabitants were mostly engaged in agriculture, less in seafaring and fishing. Today, the most famous product of Vrbnica field and Vrbnik in general is the golden yellow wine - Žlahtina; it became famous on a wider Croatian scale. According to the stories of older locals, before wine became famous, grains were grown in the field to feed families that had more members than today. In such conditions, vines were grown along the edges of fields because there was no market and wine was produced only for their own needs. Vrbnik is still, mostly, an excursion destination, which in a way is its advantage, even though it has capacity in rooms and apartments of family houses and some in the hotel. With its rich history, Vrbnik is called the cradle of Croatian literacy and is certainly one of the

oldest places on the island of Krk. Vrbnik is dominated by narrow streets, so it is not surprising that the narrowest street in the world is located here. Blaž Baromić is the founder of the first famous Croatian Glagolitic printing house in Senj, which greatly contributed to Croatian cultural heritage. Since he was born in Vrbnik, a monument was erected in his honor. ID CODE: 105-212

### **Additional contact info**

Reference Number: 648067  
Agency ref id: 105-212  
Contact phone: +385919390220, +385995677888