

## Otok Krk, Brzac - moderna villa sa bazenom 165m2, 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:	Otok Krk, Brzac - moderna villa sa bazenom 165m2
Property for:	Sale
House type:	detached
Property area:	164 m <sup>2</sup>
Lot Size:	460 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	3
Price:	890,000.00 €
Updated:	Nov 19, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Heating

Central heating:	yes
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## Parking

Number of parking spaces: 2

## Description

Description:

Kaiser Immobilien mediates the sale of a modern villa with a swimming pool on the southwestern part of the island of Krk, Brzac. The building has a total area of 164.80m<sup>2</sup> and is spread over two floors. On the ground floor, next to the entrance area, there is an open-concept living area of 43m<sup>2</sup>, a guest bedroom with its own bathroom, a storage room and a toilet. The living room leads to a covered terrace of 13.5 m<sup>2</sup>. On the first floor, which is reached by internal stairs, there are three more bedrooms with exits to a covered terrace and a panoramic view of the sea and the island of Cres. The master bedroom has a wardrobe, its own bathroom and exit to its own balcony, and there is an additional bathroom on the first floor. The construction and furnishing were carried out using high-quality materials and equipment, among other things, Porotherm bricks in combination with the STO facade system, electric underfloor heating throughout the entire surface - regulation via wi-fi, LG air conditioners in every room and living room, top-quality Spanish ceramics. Figures, panoramic lifting sliding walls PVC, preparation for photovoltaic power plant on the roof. The property is sold fully furnished and equipped. There is a 21m<sup>2</sup> swimming pool with a sunbathing area and a shower in the landscaped garden, and the pool is equipped for heating water with a heat pump. The price also includes a completely finished garden with horticulture, irrigation, Semmelrock pavers and a remote-controlled fence, and there are also two parking spaces with preparation for charging electric vehicles. The expected completion of construction is the summer of 2024. The great advantage of this property is its location. Located on the south-western part of the island in a quiet and gentle environment, just a 5-minute drive to the beautiful beaches, this villa will enchant you with the magical sunsets on the Mediterranean and the peace of the nearby olive groves. 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 105-207 ID CODE: 105-207

## Additional contact info

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