

## Otok Krk, Dobrinj, okolica - luksuzna villa 179m2, 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 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:	Otok Krk, Dobrinj, okolica - luksuzna villa 179m2
Property for:	Sale
House type:	detached
Property area:	179 m <sup>2</sup>
Lot Size:	530 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	3
Price:	650,000.00 €
Updated:	Oct 03, 2024

### Condition

Built: 2016

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes



### Additional information

Energy efficiency: A

### Parking

Number of parking spaces: 2

## Description

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Kaiser Immobilien mediates the sale of a luxury villa in a quiet location 5000m from the sea, in the vicinity of Dobrinj, on the island of Krk. Located in the central part of the island, imperceptibly immersed in a landscape dominated by picturesque stone-built villages, surrounded by a thousand-year-old oak forest, this property will win you over with a combination of rustic style, modern equipment and top-quality construction. The great advantage of this property is its location, as all the most important amenities on any part of the island are within a fifteen-minute drive. The building is located on a plot of 627 m<sup>2</sup>, with a total living area of 179 m<sup>2</sup>, divided into three floors. The ground floor consists of an entrance area, a corridor, a living area that includes a living room, kitchen and dining room, as well as a pantry, a toilet and a staircase to the first floor. The living room leads to a spacious covered terrace, an ideal place to enjoy summer evenings. Upstairs there are three bedrooms with their own bathrooms, and two bedrooms have access to the terrace. One of the special features of this property is its basement, which serves as a wellness area equipped with a sauna and a gym. During the construction and furnishing, top quality materials and equipment were used, along with traditional details such as natural stone cladding, wooden parquet floors and beams in the rooms. The property is sold fully equipped and furnished. There is a wood-burning fireplace in the living room for a unique atmosphere and heating in winter days, and all the furniture is made of solid wood. All rooms are air-conditioned, and the bathrooms have underfloor heating. There is a swimming pool with a sunbathing area and a shower, and a garden fireplace on the meticulously maintained garden with natural grass and Mediterranean plants. There are two parking spaces at the approach to the building. Also, the object is categorized with five stars, so it is also ideal as an investment for tourism. 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. Agency ID CODE 105-181  
ID CODE: 105-181

## Additional contact info

Reference Number: 648182  
Agency ref id: 105-181