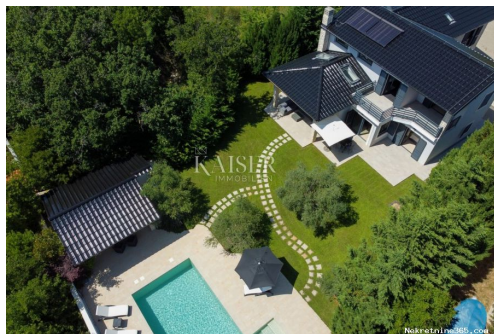


Otok Krk, Kras - impresivna villa u oazi mira, Dobrinj, House



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 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, Kras - impresivna villa u oazi mira
Property for:	Sale
House type:	detached
Property area:	290 m ²
Lot Size:	1000 m ²
Number of Floors:	1
Bedrooms:	5
Bathrooms:	4
Price:	1,700,000.00 €
Updated:	Nov 04, 2024

Condition

Newbuild:	yes
Built:	2012

Location

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

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

Garage: yes
Number of parking spaces: 6

Description

Description: ONLY IN OUR OFFER! If you are looking for a peace that cannot be described in words, the chirping of birds in the morning, orange-colored summer evenings, the song of crickets and the intoxicating smell of greenery in the heart of a Mediterranean island, this property is the perfect choice for you. Kaiser immobilien exclusively mediates the sale of this extremely luxurious property located in the magical interior of the island of Krk in Kras, the highest settlement on the island. It is impossible to describe this villa in words, it is best to experience it up close. At first glance, the villa gives the impression of a safe, peaceful and modern family home that uses the best of modern technologies as well as traditional construction methods, which all together results in a perfect combination of harmonious design, low energy consumption and luxurious details. At the very approach to the building, in the shade of already formed trees, there is a spacious parking space. The fence that opens remotely hides a spacious fenced yard in the front part of the garden, where there is a Mediterranean garden, a row of trees and a wonderful stone well in operation. The villa is located on a fenced plot of 1,000m² and consists of three floors, ground floor, first floor and basement, with a total living area of 290m². It is located in a harmonious and peaceful environment, and at the same time close to all important facilities. Behind the massive entrance door we enter the entrance hall on the ground floor, which consists of an "open space" style living room that includes a living room, a kitchen and a dining room. The living room is decorated with a high ceiling that contributes to airiness and extremely good lighting with natural light, and a beautiful Palazzetti fireplace that contributes to the atmosphere and, if necessary, warms in the winter months. From the living room, through a massive aluminum glass wall, there is access to a spacious covered terrace with a view of the harmoniously arranged garden. On the ground floor there is also a guest bedroom with its own bathroom, storage room and toilet. There is also one of the special features of this property, which is a spacious 30m² garage with a Hörmann garage door, connected to the entrance hall on the ground floor to enter the house directly from the vehicle. There are three bedrooms with their own bathrooms on the first floor, which can be reached by a staircase from the ground floor. The master

bedroom and bathroom have access to the terrace with a wonderful view of the sea and the forested areas of the central part of the island. This room also has a spacious walk-in closet. The remaining two bedrooms have a common exit to the terrace and French balconies. The villa also has a basement where there is a social room with a partially glass ceiling, as well as a laundry room and a machine room. In the construction and furnishing, top quality materials were used, such as Porotherm block 35 cm in combination with 18 cm wall insulation and 24 cm roof insulation, Viessmann gas central floor heating system with wi-fi control, solar panels and fireplace connected to the central heating system, aluminum joinery and shutters, Velux windows and blinds with automatic closing in case of rain and solar power, solid stone window frames, Villeroy&Boch bathrooms. All rooms are air-conditioned. The security system consists of 6 cameras, video surveillance and an alarm connected directly to the security service provider. The Internet connection takes place via an optical cable. On the spacious and impeccably landscaped garden there is a grassy area that leads to a heated swimming pool measuring 9.5x5m covered with premium ceramics. There is also a sunbathing area, a shower, and an above-ground engine room with a robotic pool cleaner. The horticulture is carefully selected and carefully maintained, we highlight the immaculate lawn on which there are four hundred-year-old olive trees, which offer the owners the opportunity to make their own extra virgin olive oil with the amount of their fruit year after year. Another special feature of this property that makes it desirable is certainly the drinking water tank, with a capacity of 150m³, which, in combination with the copper roof gutters, provides an additional source of year-round supply of drinking water for all household members and guests. The tank for drinking water in combination with the technology and materials used in construction contribute to extremely low overheads and maintenance costs. The property is sold equipped and furnished. 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. Shop: 100m Restaurants: 2000m Beach: 4000m Children's playground: 100m Airport: 15km Kars is located in the interior of the island, almost at its geographical center, at the crossroads of the roads leading from Dobrinje to Krk or Malinska. Kars is the highest settlement on the island of Krk, located 266 meters above sea level. In the immediate vicinity is the highest peak of this part of the island, Sv. Juraj, 311 m. It was first mentioned in 1230 in an old Glagolitic document. Toponomist and novelist Petar Skok derives the name Kras from the pre-Latin, possibly Illyrian word "carsus", from which the Croatian word kras, krs, developed. ID CODE: 105-132

Additional contact info

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