

## Otok Krk, Porat - dvije dvojne ville s bazenima, Malinska-Dubašnica, 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, Porat - dvije dvojne ville s bazenima
Property for:	Sale
House type:	semi-detached
Property area:	362 m <sup>2</sup>
Lot Size:	354 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	8
Bathrooms:	4
Price:	1,500,000.00 €
Updated:	Oct 03, 2024

### Condition

Built: 2012

### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Malinska-Dubašnica
City area:	Porat
ZIP code:	51511

### Permits

Ownership certificate: yes



### Additional information

Energy efficiency: In preparation

### Parking

Number of parking spaces: 4

## Description

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Kaiser Immobilien mediates the sale of two autochthonous duplex villas with a swimming pool in Porat on the island of Krk. The villas have a total living area of 174m<sup>2</sup> and 188m<sup>2</sup>, and are divided into two floors. On the ground floor there is a living room with a fireplace, a kitchen with an island for preparing meals, a dining room, a toilet and a pantry, and a staircase leading to the first floor. There are three bedrooms and two bathrooms on the first floor. Two bedrooms have exits to their separate balconies, an ideal place for morning enjoyment of the scents of the sea and the chirping of birds. On the ground floor, the living room leads to a beautiful terrace and a harmoniously arranged garden, where there is a heated pool with a waterfall and a special area for hydromassage, and a sunbathing area lined with natural massive stone with a shower. In the garden there is also a spacious grill area with a large fireplace and bread oven, as well as a storage room and a toilet. Each building has two parking spaces, and they are sold furnished and equipped. Extremely high-quality materials were used in the construction and furnishing, and the details in wood and stone guarantee the permanent appeal of this property. The floors in the interior are covered with ceramics and parquet, high-quality PVC joinery is installed, and all rooms are air-conditioned. The south-eastern orientation of the villa guarantees year-round enjoyment of the fruits of solar energy, and in combination with high-quality carpentry and insulation that this property has, results in high energy efficiency. Rustic furniture, harmonious details in the interior, and eternal materials such as stone and wood give this property an irresistible Mediterranean charm. The facilities are located in a quiet neighborhood, close to all important facilities, are categorized for tourist rental, and are excellent opportunities for investment or as a perfect place for family life. Porat is a small fishing village on the northwestern side of the island of Krk, which has been given life by the sea for centuries. The boon that Porat offers, such as a safe mooring in the harbor, a rich underwater world, and beautiful and well-kept beaches, is something unique and rare. In this small and picturesque place, hard-working locals will refresh you with local food, top-quality wine, fruit and vegetables, as well as essential local olive oil and daily fresh fish. 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: 105-88 ID CODE: 105-88

## Additional contact info

Reference Number: 648745  
Agency ref id: 105-88