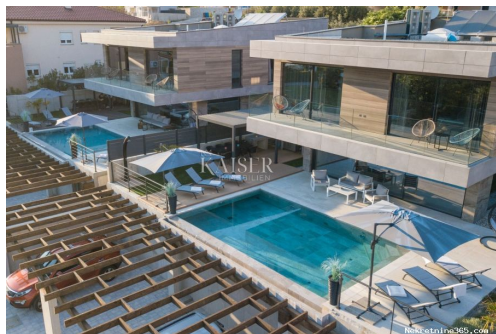


## Otok Krk, Baška - moderna villa sa bazenom, Baška, House



### 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, Baška - moderna villa sa bazenom
Property for:	Sale
House type:	detached
Property area:	240 m <sup>2</sup>
Lot Size:	485 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	4
Price:	2,000,000.00 €
Updated:	Nov 21, 2024

### Condition

Newbuild:	yes
Built:	2021

### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Baška
City area:	Baška
ZIP code:	51523

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	A+
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### Heating

Central heating:	yes
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## Parking

Garage: yes  
Number of parking spaces: 4

## Description

Description: Kaiser Immobilien offers an exclusive villa with a swimming pool in Baška on the island of Krk, 500 m from the sea. The villa is surrounded by beautiful scenery, a unique combination of the mountains that tower over Baška and the blue sea that is close at hand. This property with a total area of 240m<sup>2</sup> stands out with its exceptional style of decoration and design details. The ground floor consists of a spacious living room illuminated by glass walls, which includes a living room, dining room and kitchen, as well as a toilet and a beautiful staircase that connects all three floors of this villa - basement, ground floor and first floor. Upstairs we have 4 bedrooms, each with its own bathroom. The rooms open onto a spacious glazed terrace with a view of the sea. In the basement, which is the real hidden gem of this property, we have a wellness room with a sauna and a jacuzzi, a social room, and an engine room, a storage room and a laundry room. Top quality materials were used in the construction of the villa. A 12 cm layer of stone wool, self-ventilating facade, solar panels, high-quality carpentry, underfloor heating and cooling system, fan coilers, all of which together result in extremely low energy consumption of the A++ house, are installed in the insulation. A heated pool of 40m<sup>2</sup> is located on a harmoniously arranged and meticulously maintained garden of 485 m<sup>2</sup> surrounded by Mediterranean plants and trees. There is also a summer kitchen with a gas grill, and a space for socializing and playing. At the entrance to the property there are also 4 parking spaces and a garage, from which you can directly enter the basement. Feel free to contact your agent for any questions regarding this unique property. Restaurants: 200 m Shop: 200 m Beach: 500 m Airport: 45 km ID CODE: 105-63

## Additional contact info

Reference Number: 648813  
Agency ref id: 105-63  
Contact phone: +385919390220, +385995677888