

## Otok Krk, Risika - luksuzna villa 400 m od mora, Vrbnik, 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 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, Risika - luksuzna villa 400 m od mora
Property for:	Sale
House type:	detached
Property area:	150 m <sup>2</sup>
Lot Size:	352 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	4
Price:	850,000.00 €
Updated:	Nov 21, 2024

### Condition

Newbuild:	yes
Built:	2021

### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Vrbnik
City area:	Risika
ZIP code:	51516

### 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

Number of parking spaces: 3

## Description

Description: Kaiser immobilien offers an exclusive secluded villa, only 400 m from a beautiful sandy beach in the vicinity of Vrbnik. The house has a total area of 150 m<sup>2</sup>. On the ground floor there is a sunny living area of 45 m<sup>2</sup> with a living room, dining room and kitchen, as well as a guest toilet, storage room and engine room. There are three bedrooms and three bathrooms on the first floor, which is connected to the ground floor by internal oak-lined stairs. Each room has an exit to the terraces, from which there is a beautiful view of the sea and the greenery that surrounds this beauty. The living room leads to a covered terrace of 30 m<sup>2</sup>. There is a spacious heated swimming pool of 40 m<sup>2</sup> surrounded by a 200 m<sup>2</sup> sunbathing area with a gas grill. It is a place where you can enjoy socializing or simply relaxing with the benefits of the Mediterranean climate and the smell of the sea. The garden area is elegantly divided by well-kept gardens dominated by Mediterranean plants and olive trees. This unique villa boasts high-quality construction, modern and high-quality floor coverings and sanitary ware, air-conditioned rooms, underfloor heating on the first floor, preparation for an outdoor and indoor fireplace, aluminum carpentry and security doors, as well as modern and designer furniture, and is sold furnished. This beauty is a real opportunity for those who want to rest in a quiet and gentle corner of the Mediterranean, but also for those who want to engage in tourism. Sandy beach: 400 m Shop: 900 m Airport: 20 km Restaurants: 8 km ID CODE: 105-55

## Additional contact info

Reference Number: 648835  
Agency ref id: 105-55  
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