

## Krk, Vrh – Luksuzna vila s bazenom, Krk, 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:	<a href="https://kaiser-immobilien.hr/">https://kaiser-immobilien.hr/</a>
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:	Krk, Vrh – Luksuzna vila s bazenom
Property for:	Sale
House type:	detached
Property area:	293 m <sup>2</sup>
Lot Size:	1244 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	4
Price:	1,250,000.00 €
Updated:	Nov 19, 2024

### Condition

Newbuild:	yes
Built:	2019

### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Krk
City area:	Vrh
ZIP code:	51500

### Permits

Building permit:	yes
Location 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: 7

## Description

Description:

Kaiser Immobilien is putting on the market a beautiful villa on a very quiet part of the island of Krk in the village of Vrh, only 5 km from the center of Krk. The villa is located on a plot of land of 1244 m<sup>2</sup>, offers 293 m<sup>2</sup> of living space and extends over two floors. The ground floor includes a hallway, a living room, a modern kitchen and dining room, a toilet and a magical winter garden. On the ground floor there is also a storage room, a boiler room, a game and fitness room and a Hafro Geronim Finnish sauna for 3-4 people with chromotherapy. The first floor is accessed via internal stairs and consists of a hallway, utility room and 4 bedrooms, each with its own bathroom (3 bedrooms each have their own loggia). The villa also has DVC video surveillance with 4 cameras and an Ajax brand alarm system. The property is heated and cooled by a fan coiler system and a Mitsubishi Ecodan heat pump for underfloor heating and hot water. The villa is built of ytong elements with external walls 40 cm thick and a flat roof with 25 cm insulation. Alu skin joinery has three-layer glass. Parking for two vehicles, swimming pool of 40 m<sup>2</sup> with quality foil and Ecosalt water treatment system (electrolysis). The pool terrace, kitchen, living room and sauna have multi-room sound system. Rainbird automatic irrigation is installed in the garden, and there is also a Husquarna robotic lawnmower. The property has its own water tank with a capacity of 58 m<sup>3</sup>. ID CODE: 101-038

## Additional contact info

Reference Number: 649027  
Agency ref id: 101-038  
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