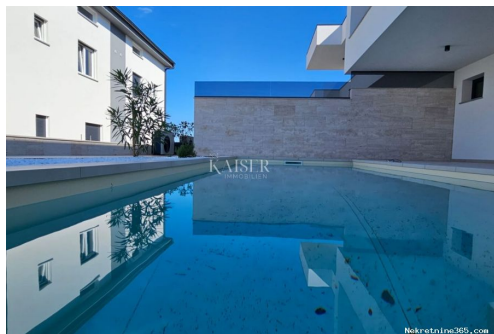


## Otok Krk, Punat - duplex kuća 144m2, pogled na more, Punat, House



### 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, Punat - duplex kuća 144m2, pogled na more
Property for:	Sale
House type:	semi-detached
Property area:	143 m <sup>2</sup>
Lot Size:	180 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	4
Bathrooms:	3
Price:	780,000.00 €
Updated:	Oct 07, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Punat
City area:	Punat
ZIP code:	51521

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Heating

Central heating: yes

## Parking

Garage: yes

Number of parking spaces: 2

spaces:

Covered parking space: yes

## Description

Description:

Kaiser Immobilien mediates the sale of a newly built duplex house in a wonderful location in Punat on the island of Krk. The house consists of an underground garage and a basement with a total area of 60m<sup>2</sup>, and a ground floor and an upper floor with a total area of 144m<sup>2</sup>. On the ground floor, next to the entrance area, there is an open space - living room, kitchen and dining room, and bathroom. The internal staircase with an oak tread leads to the basement and garage, and to the first floor. Upstairs there are three bedrooms and two bathrooms, and all rooms have access to a spacious covered terrace with an enchanting view of the islet of Košljun and the bay of Puntar. Top quality materials and equipment were used in the construction and furnishing, the house is completely built with anti-seismic reinforced concrete construction, external insulation is 15 cm styrofoam, Internorm PVC/Alu carpentry with three-layer glass and electric blinds, floor heating and cooling system powered by a heat pump, with additional air conditioners on the ground floor and on the first floor, well-equipped sanitary facilities, floor coverings made of high-quality ceramics in combination with natural parquet, and preparation for video surveillance. In the landscaped garden, next to the grass and several trees of the Mediterranean climate, there is also a heated pool of 7.5m x 3m, a sunbathing area and a shower. An additional special feature of this property is that it is sold fully furnished and equipped, and its southern orientation guarantees long exposure to sunny hours throughout the year. 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: 105-268 ID CODE: 105-268

## Additional contact info

Reference Number: 649720

Agency ref id: 105-268