



463 m<sup>2</sup>    Krk, Croatia    1 800 000 EUR / 43 632 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7744</b>	Price	<b>1 800 000 EUR / 43 632 000 CZK</b>
Address	<b>Krk, Croatia</b>	Type	<b>Houses</b>
Category	<b>Villa</b>	Usable area	<b>463 m<sup>2</sup></b>
Number of rooms	<b>5 and more rooms</b>	Land area	<b>1 865 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>3</b>
Device	<b>Yes</b>	Parking	<b>Yes</b>
Terrace	<b>Yes</b>	Swimming pool	<b>Yes</b>

## About real estate

We are pleased to offer for sale a truly exceptional property on the island of Krk, situated in one of the most sought-after locations along the Croatian coast. This exclusive villa boasts breathtaking views of the Adriatic Sea and the iconic Krk Bridge. It occupies a first-row seafront position, just 90 meters from the shoreline, directly facing a protected 50-meter-wide green zone. Thanks to its unique location, the property guarantees absolute privacy, tranquility, and a truly exceptional atmosphere.

The villa underwent a complete and meticulous renovation in 2022, combining modern living standards with timeless Mediterranean charm. With a total living area of 463 m<sup>2</sup> spread across three levels, the interior is divided into three independent apartments, offering remarkable flexibility—ideal as a private family residence or as an investment with excellent rental potential.

The ground floor features a one-bedroom apartment with a spacious living room, direct access to a large terrace, and a summer kitchen—perfect for entertaining and social gatherings. The first floor is home to the main apartment with three bedrooms, a bright and airy living room, and several terraces offering panoramic sea views. The attic level includes another apartment with two bedrooms, each with its own en-suite bathroom, and a living area that opens onto a rooftop terrace with unforgettable vistas.

Set within a beautifully landscaped Mediterranean garden of 1,865 m<sup>2</sup>, the property's highlight is a stunning infinity pool facing the open sea. A spacious garage, outdoor parking, and additional facilities in the basement—including a laundry room and a multifunctional space—complete the offering.

The island of Krk benefits from excellent infrastructure, ensuring easy access year-round. It is connected to the mainland by the iconic Krk Bridge, which is toll-free and allows for quick travel from Austria, Slovenia, Italy, and the Czech Republic. The island is also home to Rijeka International Airport, offering direct seasonal flights to numerous European destinations. The D102 state road connects all major towns on the island and provides access to ferry ports with lines to nearby islands such as Cres and Rab. High-quality public transport and several marinas for yachts further enhance the island's appeal.

This property represents a rare opportunity for discerning buyers seeking a combination of exclusivity, comfort, investment potential, and an unforgettable setting in one of Croatia's most beautiful coastal regions.