



## listing



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor: Koop

#### Locatie

Aanbevolen Auto Onderdelen: Croatia  
Staat/Regio/Pronvincie: Primorsko-Goranska Zupanija  
Plaats: Krk  
Geplaatst: 30-03-2026  
Omschrijving:

New Mediterranean style villa in Dobrinj, Krk island, just 1 km from the sea!

This newly built detached villa on the Island of Krk represents a sophisticated blend of Mediterranean heritage and contemporary architectural standards, situated in a peaceful village near Dobrinj and Šilo. Part of an exclusive development of six luxury residences, this two-story house covers a total living area of 170.41 square meters and is set on a 415 square meter land plot designed for maximum privacy and comfort.

The southern orientation and expansive glass walls ensure an abundance of natural light throughout the interior, creating a seamless connection between the modern living spaces and the surrounding landscape.

The ground floor layout features a covered external entrance leading to a functional hallway, a guest toilet, and one of three bedrooms, which includes its own private bathroom. The heart of the home is a spacious open-concept living area with a kitchen and dining zone that opens directly onto a covered terrace. On the upper floor, two additional bedrooms each offer en-suite bathrooms and access to private terraces, with one suite providing a flexible room ideal for use as a study or a walk-in dressing room. A dedicated laundry room and an external technical storage room complete the highly functional floor plan.

Outside, the authentic Mediterranean garden is defined by natural stone details, indigenous wood accents, and massive beams that provide natural shade on the terraces. The exterior features a 24 square meter private swimming pool, a traditional stone barbecue, and professionally landscaped green areas with integrated ambient lighting. Three private parking spaces are provided on the property, which is accessible via a well-maintained asphalt road and situated just 1000 meters from the coastline, offering partial sea views from the upper levels.



Equipped to a premium standard, the villa includes comprehensive underfloor heating, air conditioning in all rooms, and high-quality PVC joinery for superior energy efficiency. Modern infrastructure is fully integrated, including satellite TV, high-speed internet, and a telephone connection, while security is prioritized with a built-in alarm system, video surveillance, and reinforced security doors. This turnkey project is scheduled for completion in 2027 and is currently in the process of acquiring its energy certificate. As VAT is included in the purchase price, buyers benefit from an exemption from the real estate transfer tax, making this a strategic choice for a private Mediterranean retreat or a high-yield tourist rental investment.

Ref: RE-U-46431

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Property advantages: Swimming pool, Storage, Floor heating, Garden, Detached, Modern

## **Algemeen**

Slaapkamers:	3
Badkamers:	3
Afgewerkte vierkante meter:	170 m <sup>2</sup>
Lot Afmeting:	415 m <sup>2</sup>

## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL: [http://www.arkadia.com/ZLWS-T3367/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZLWS-T3367/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: re-u-46431

