



ISLAND OF KRK, VRBNIK - unique land plot in the first row to the sea with a project for a luxury building with a valid building permit and panoramic views!



Agent Info

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Company Name:	
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Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale

Location

Country:	Croatia
State/Region/Province:	Primorsko-Goranska Zupanija
City:	Vrbnik
Posted:	Nov 13, 2025
Description:	
Location:	Primorsko-goranska županija, Vrbnik, Vrbnik.

ISLAND OF KRK, VRBNIK - unique land in the first row to the sea with a project for a luxury building with a valid building permit and panoramic views!

In the very heart of one of the most beautiful places on the island of Krk, in the immediate vicinity of the sea and the charming port of Vrbnik, an exceptional property with a valid building permit and a completed main project is for sale. This unique tourism and hospitality project is located on an attractive plot right on the coast and offers a unique view of the sea and the entire Kvarner Bay.

The project envisages a modern building that harmoniously fits into the natural environment and traditional architecture of Vrbnik. With a combination of stone, glass surfaces and contemporary lines, the building combines luxury, privacy and Mediterranean spirit. It extends over several floors connected by a staircase and an elevator. The building is planned to include a restaurant with a terrace and panoramic views, an indoor and outdoor pool, a wellness area, accommodation units, a garage and accompanying technical spaces.

The building permit was issued for a hospitality and tourism building, which allows the investor flexibility - the facility can be realized as a boutique hotel, an exclusive villa or a smaller wellness resort,



depending on the business model and concept of future use.

The total land area is approximately 600 m², while the designed building is planned on approximately the same gross area of about 600 m², distributed over several floors connected by a staircase and elevator. According to the existing design solution, 6 to 8 accommodation units are planned, each with its own bathroom, with shared facilities such as a restaurant with a terrace, indoor and outdoor swimming pools, wellness area, garage and technical rooms.

The location of the facility is one of the most attractive on the island of Krk - it is located right on the coast, with a direct view of the sea and the port of Vrbnik. The plot offers an open panoramic view of the Kvarner Bay, and the access road, water and electricity are located directly next to the terrain. In the immediate vicinity there is a well-maintained promenade, beach, marina and the center of Vrbnik, while the position itself ensures peace and privacy.

The building permit is valid, which allows the future investor to immediately proceed with construction without additional administrative obstacles.

Thanks to its exceptional position, architectural value and rare opportunity to build right next to the sea, this property represents an ideal opportunity for an investment in an exclusive boutique hotel, luxury villa or modern wellness resort. Such positions almost no longer exist today – this is one of those projects that appear once in a generation.

Vrbnik, with its centuries-old history, unique landscape and authentic spirit, offers the perfect backdrop for this type of luxury property. A combination of sea, stone and architecture – all in one place, in a project that literally touches the sea.

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Common

Finished sq. ft.: 500 sq m

Lease terms

Date Available:

Additional information



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Website URL:

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