



## listing



### Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 2,394,244.81

### Localização

Country:	Croácia
State/Region/Province:	Primorsko-Goranska Zupanija
Cidade:	Krk
Adicionado:	04/07/2025

Informação adicional:

Boutique residence with six apartments, sea view, swimming pool, and landscaped surroundings – Klimno, Island of Krk - 250 meters from the sea!

This stunning property in Klimno offers panoramic views of the entire Kvarner Bay and is located just 250 meters from the sea (approximately 300 meters on foot, or a 2-minute walk). Oriented toward the sea, the villa spans three levels—ground floor, first floor, and second floor—connected by an internal staircase. With a total living area of 365 m<sup>2</sup> and 700 m<sup>2</sup> of landscaped outdoor space, the property includes six fully furnished apartments, each designed with comfort, functionality, and style in mind.

#### Ground Floor:

- Apartment 1 (60.31 m<sup>2</sup>): Includes a hallway, open-concept living room with kitchen and dining area, two bedrooms, bathroom, pantry, guest toilet, and terrace. Comes with a private garden (110 m<sup>2</sup>) and parking space PM 1 (11 m<sup>2</sup>).
- Apartment 2 (60.31 m<sup>2</sup>): Same layout as Apartment 1. Includes a private garden (91 m<sup>2</sup>) and parking space PM 2 (11 m<sup>2</sup>).

#### First Floor:



- Apartment 3 (60.31 m<sup>2</sup>): Includes a hallway, living room with kitchen and dining area, two bedrooms, bathroom, pantry, guest toilet, and terrace. Includes parking space PM 3 (11 m<sup>2</sup>).
- Apartment 4 (60.31 m<sup>2</sup>): Same layout as Apartment 3. Includes parking space PM 4 (11 m<sup>2</sup>).

## Second Floor:

- Apartment 5 (60.19 m<sup>2</sup>): Includes a hallway, living room with kitchen and dining area, two bedrooms, bathroom, pantry, guest toilet, and terrace. Includes parking space PM 5 (11 m<sup>2</sup>).
- Apartment 6 (60.19 m<sup>2</sup>): Same layout as Apartment 5. Includes parking space PM 6 (11 m<sup>2</sup>).

All apartments are finished with premium materials, including high-end wall and floor coverings. The villa features a 10 cm thick facade for energy efficiency and excellent aluminum joinery. Each unit is being sold fully furnished with top-quality furniture and modern appliances.

## Outdoor Area:

The exterior is beautifully landscaped and regularly maintained. It includes an overflow swimming pool that appears to blend seamlessly with the sea, a sunbathing area with loungers, and a covered outdoor kitchen with a built-in fireplace and a complete dining set—ideal for entertaining and social gatherings.

This property is perfectly suited for family living, a vacation retreat, or as an elite tourism investment. All documentation is in order, and the property is clean, well-kept, and ready for occupancy.

An exceptional opportunity in a highly desirable location. A unique and rare find on the market—absolutely worth your attention. Contact us for more information or to arrange a viewing.

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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.

## Comum

Quartos de dormir:	12
Banheiro:	6
Pés quadrados acabados:	365 m <sup>2</sup>
Tamanho do lote:	700 m <sup>2</sup>

## Lease terms

Date Available:



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<https://www.imlix.com/pt/>

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## Informação adicional

URL do site:

[http://www.arkadia.com/ZLWS-T2898/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZLWS-T2898/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID:

re-u-39869

