



## Kvarner, Kraljevica : 3-bedroom home with garden

### Emlakçı Bilgisi

|             |                                                                                                              |
|-------------|--------------------------------------------------------------------------------------------------------------|
| İsim:       | ArKadia                                                                                                      |
| Şirket Adı: |                                                                                                              |
| Ülke:       | United Kingdom                                                                                               |
| Telefon:    |                                                                                                              |
| Languages:  | Dutch, English, French,<br>German, Italian, Polish,<br>Portuguese, Romanian,<br>Russian, Spanish,<br>Swedish |

### İlan Detayları

|            |          |
|------------|----------|
| İçin mülk: | Satılık  |
| Fiyat:     | USD 1.15 |

### Konum

|                      |                                                                |
|----------------------|----------------------------------------------------------------|
| Ülke:                | Croatia                                                        |
| Eyalet/Bölge/ Şehir: | Primorsko-Goranska Zupanija                                    |
| Şehir/İlçe:          | Kraljevica                                                     |
| Yayınlandı:          | 19.09.2026                                                     |
| Açıklama:            | Location: Primorsko-goranska županija, Kraljevica, Kraljevica. |

For sale in Kraljevica, approximately 30 meters from the Adriatic Sea, is apartment D1, offering 81.58 m<sup>2</sup> of residential space and a total calculated area of 112.62 m<sup>2</sup>. With three bedrooms, a highly functional family-oriented layout, and an exceptionally spacious private garden, this property offers an attractive combination of modern coastal living, privacy, comfort, and generous outdoor space. The apartment forms part of a contemporary residential development situated in an exceptional coastal location in Kraljevica. Designed for buyers who appreciate modern architecture, privacy, functionality, and immediate proximity to the Adriatic, the development contains only three apartments per building, creating a more intimate and peaceful residential environment than larger apartment complexes. Apartment D1 has been carefully organized to provide comfortable and practical family living. The interior residential area measures 81.58 m<sup>2</sup>, with a layout that clearly separates the main living area from the private sleeping accommodation while maintaining excellent functionality throughout the property. At the heart of the apartment is an open-plan living room with kitchen measuring 28.77 m<sup>2</sup>. This spacious central area is designed for everyday family life, dining, relaxation, and entertaining guests. Its open concept creates a contemporary residential atmosphere and provides enough flexibility to arrange comfortable living and dining areas according to the future owner's preferences. The private section of the apartment contains three bedrooms measuring 13.31 m<sup>2</sup>, 9.06 m<sup>2</sup>, and 8.86 m<sup>2</sup>. The three-bedroom configuration makes the property particularly suitable for families seeking a permanent home near the sea, while also providing flexibility for buyers who may wish to use one of the rooms as a guest bedroom, children's room, study, or home office. The apartment includes two bathrooms as well as a separate WC, providing a high level of convenience for everyday family life and for accommodating guests. A spacious



hallway supports comfortable movement throughout the apartment, while a practical pantry measuring 3.33 m<sup>2</sup> provides valuable additional storage and helps keep the main living areas organized. One of the most distinctive advantages of apartment D1 is its exceptionally large private landscaped garden. The garden with greenery measures 95.08 m<sup>2</sup> and significantly expands the property's usable living environment, offering future owners numerous possibilities for creating their own private outdoor retreat. With 95.08 m<sup>2</sup> of private garden space, there is ample room to arrange areas for relaxation, outdoor dining, family gatherings, children's activities, or simply enjoying the Mediterranean climate and coastal surroundings. This substantial green area is particularly valuable for buyers who want the advantages of apartment living while also having access to their own generous private outdoor space. In addition to the garden, the apartment includes a loggia measuring 15.28 m<sup>2</sup>. This covered outdoor area creates another comfortable extension of the interior and can be used for relaxing, dining, morning coffee, or spending time outdoors while remaining directly connected to the residential space. A ground-level terrace measuring 16.56 m<sup>2</sup> provides further outdoor living possibilities. Together with the loggia and the large private garden, it creates a versatile combination of covered, open, and landscaped exterior areas that can be adapted to different activities throughout the year. The outdoor areas belonging to apartment D1 therefore consist of a 15.28 m<sup>2</sup> loggia, a 16.56 m<sup>2</sup> ground-level terrace, and an impressive 95.08 m<sup>2</sup> private landscaped garden. These spaces are among the defining characteristics of the property and provide considerably more outdoor living potential than is typically available with an apartment. The property also includes a private storage room measuring 3.59 m<sup>2</sup>. This additional space is practical for storing household items, seasonal equipment, bicycles, beach accessories, outdoor furniture, or other belongings that do not need to occupy the main residential area. A dedicated parking space measuring 12.95 m<sup>2</sup> also belongs to the apartment, providing convenient private parking for the future owner. This is particularly useful for permanent residents, families, holiday-home owners, and buyers who regularly travel throughout the wider Kvarner region. The total calculated area of apartment D1 together with its associated parts amounts to 112.62 m<sup>2</sup>. The apartment itself provides 81.58 m<sup>2</sup> of residential space and is complemented by the loggia, ground-level terrace, extensive private garden, storage room, and dedicated parking space. The main characteristics of apartment D1 include 81.58 m<sup>2</sup> of residential space and a total calculated area of 112.62 m<sup>2</sup>. It contains three bedrooms measuring 13.31 m<sup>2</sup>, 9.06 m<sup>2</sup>, and 8.86 m<sup>2</sup>, two bathrooms, a separate WC, a 28.77 m<sup>2</sup> open-plan living room with kitchen, a spacious hallway, and a practical 3.33 m<sup>2</sup> pantry. The associated exterior and additional areas include a 15.28 m<sup>2</sup> loggia, a 16.56 m<sup>2</sup> ground-level terrace, a 95.08 m<sup>2</sup> private landscaped garden, a 3.59 m<sup>2</sup> storage room, and a 12.95 m<sup>2</sup> private parking space. The property is situated approximately 30 meters from the Adriatic Sea. The residential development is characterized by contemporary architecture and a limited number of apartments, with only three residential units in each building. This arrangement provides residents with greater privacy and a quieter atmosphere while retaining the advantages of modern apartment living close to the sea. Apartment D1 stands out within the development because of its combination of three bedrooms and an exceptionally large private garden. The 95.08 m<sup>2</sup> landscaped outdoor area is a major advantage for families, buyers with children, people who enjoy outdoor living, and anyone looking for a coastal property that provides substantial private green space. The location is another significant advantage. Kraljevica offers an appealing combination of authentic coastal character and convenient transport connections. Situated between Rijeka and Crikvenica and close to the island of Krk, the town provides convenient access to important road routes and Rijeka Airport, making the location attractive for both local and international property buyers. The surrounding area is known for panoramic views toward the Adriatic Sea and Kvarner Bay, with the islands of Krk and Cres visible on the horizon. With the sea approximately 30 meters away, nearby beaches, coastal promenades, and the marina can easily



become part of everyday life, allowing residents to enjoy an authentic Mediterranean lifestyle close to the Adriatic coast. Rijeka can be reached in approximately 20 minutes by car, while the island of Krk is conveniently accessible via the Krk Bridge. These excellent transport connections provide easy access to larger urban centers, nearby islands, important transport infrastructure, and numerous destinations throughout the wider Kvarner region. Unlike more intensively developed tourist destinations, Kraljevica has retained a calmer Mediterranean character while still providing the infrastructure required for comfortable year-round living. Shops, restaurants and other hospitality facilities, a school, and healthcare institutions are available in the area, making the town practical for permanent residents as well as owners of holiday properties. Kraljevica is particularly attractive for buyers seeking real estate near the Adriatic Sea without sacrificing accessibility to Rijeka, Krk, and Rijeka Airport. Its beaches, marina, coastal promenades, authentic Mediterranean surroundings, and convenient everyday infrastructure strengthen its appeal as a location for permanent residence, family holidays, or long-term property investment. With 81.58 m<sup>2</sup> of residential space, three bedrooms, two bathrooms plus a separate WC, a 15.28 m<sup>2</sup> loggia, a 16.56 m<sup>2</sup> ground-level terrace, an exceptional 95.08 m<sup>2</sup> private landscaped garden, a 3.59 m<sup>2</sup> storage room, a 12.95 m<sup>2</sup> parking space, and a location approximately 30 meters from the Adriatic Sea, apartment D1 represents an excellent opportunity for buyers seeking a spacious family home by the sea with their own private green outdoor area. Your satisfaction is our mission. We look forward to future collaboration! Property viewings are organized upon prior signing of a brokerage agreement, in accordance with the Real Estate Brokerage Act. The brokerage commission is 3% + VAT and is payable upon signing the preliminary or final purchase agreement. VAT is included in the listed price.  
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## Genel Bilgiler

|                   |          |
|-------------------|----------|
| Yatak odası:      | 3        |
| Banyo:            | 2        |
| Bitmiş metrekare: | 81.58 m2 |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 4 |
|--------------|---|



# IMLIX

IMLIX Gayrimenkul Pazarı  
<https://www.imlix.com/tr/>

## Building details

Parking:

Evet

## Lease terms

Date Available:

## Ek Bilgiler

Web Sitesi URL'si:

[http://www.arkadia.com/RFVY-T3910/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/RFVY-T3910/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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