



## House Three-bedroom (4+kk)

€ 1 841 846 | CZK 46 700 000

246 m<sup>2</sup>, Krk, Primorje-Gorski Kotar Region





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Plot	800 m <sup>2</sup>
Parking	Yes
Cellar	-
PENB	G
Reference number	43521

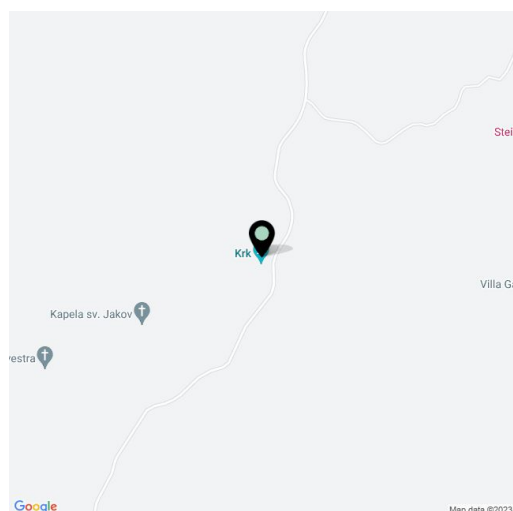
This new air-conditioned and fully furnished villa with a breathtaking view of the sea and the ancient town is located on the popular island of Krk, less than 500 meters from the beach.

The interior consists of an open concept living room, dining room and fully equipped kitchen, 3 bedrooms with en suite bathrooms, a **sauna** and a separate toilet. The ground floor is connected to a spacious terrace (80 m<sup>2</sup>) with an **infinity pool** and an outdoor shower. Outside, there is also a sunbathing area, a **place for barbecue**, an open-air dining area, and Mediterranean plants.

Only **top-quality materials**, equipment and furniture, were used in the construction. Floor-to-ceiling windows let in daylight and offer **impressive bay views**. The villa is air-conditioned and has underfloor heating.

The northern part of the Croatian Adriatic includes the **Kvarner Gulf** and several beautiful islands such as Cres, Krk, Lošinj, Pag and Rab. Thanks to its proximity and mild climate, Kvarner is a popular tourist destination. The place is very accessible; there is a bridge to the island, and the nearest airport is only 30 km away.

Usable area 246 m<sup>2</sup>, plot 800 m<sup>2</sup>.

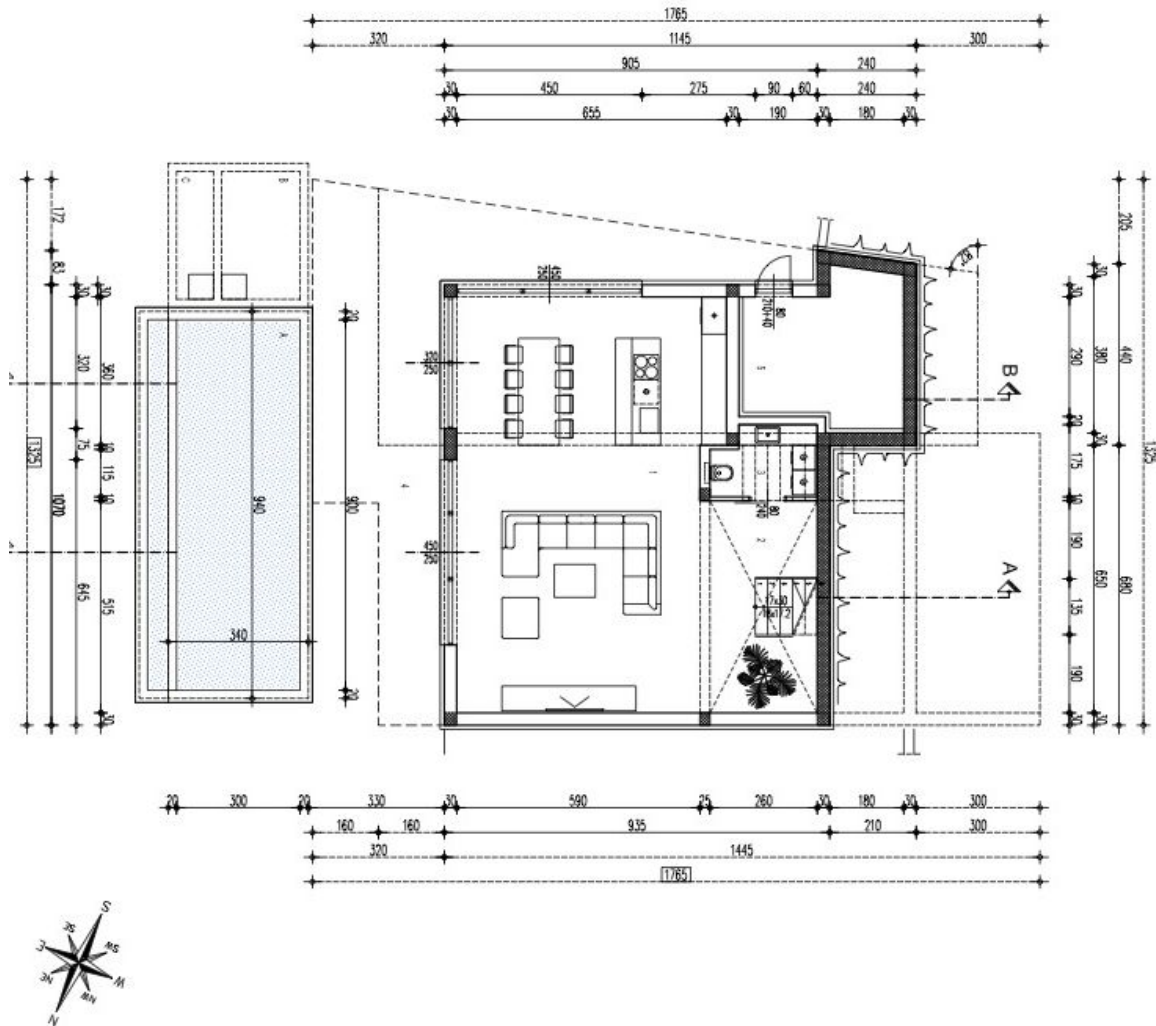




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## TLOCRT PRIZEMLJA

M 1:100

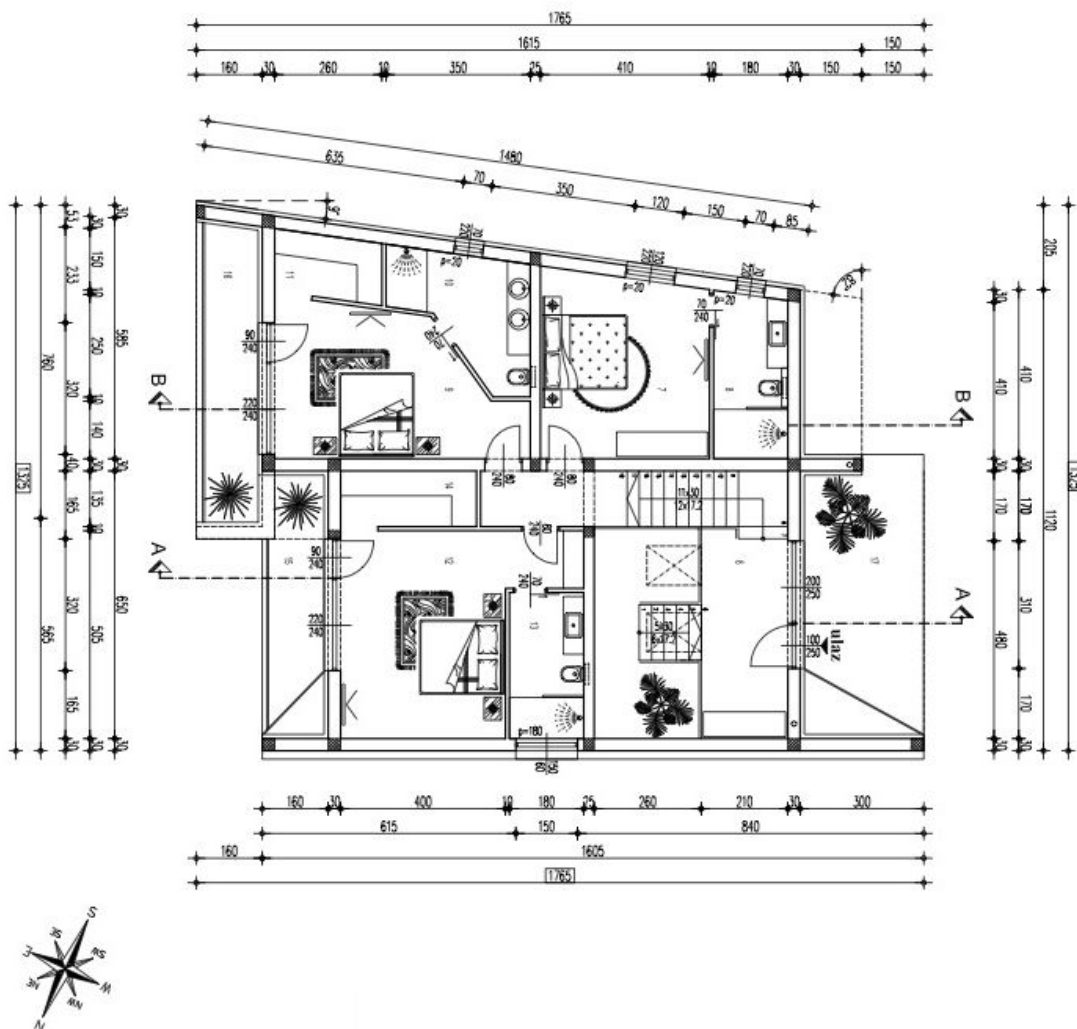
KAZALO:			
STAMBENI PROSTOR			
1	Kuhinja / blag. / d.b	VER. / DRNO	63.20 m <sup>2</sup>
2	hodnik / stepenice	DRNO	14.70 m <sup>2</sup>
3	wc / praonica	KERAMIKA	4.10 m <sup>2</sup>
UKUPNO:		KERAMIKA	82.00 m <sup>2</sup>
4	natkrvna terasa	KERAMIKA	44.40 m <sup>2</sup>
UKUPNO:		KERAMIKA	126.40 m <sup>2</sup>
POMOĆNI PROSTOR			
5	spremita / strojaravnica	KERAMIKA	12.80 m <sup>2</sup>
SVEUKUPNO prizemlje:		KERAMIKA	139.20 m <sup>2</sup>
A	bazen (vodna površina)		27.00 m <sup>2</sup>
B	prostor bazenske tehnike		5.90 m <sup>2</sup>
C	kompenzacijski bazen 3.10 x 0.90 x 2.25 m (h. vode = 1.85 m)		5.20 m <sup>2</sup>



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TLOCRT 1. KATA  
M 1:100

KAZALO:			
STAMBENI PROSTOR			
6	ulazni hof / step. / hodnik	KEVANA	20,90 m <sup>2</sup>
7	soba 1	DRVO	18,00 m <sup>2</sup>
8	kupacovna	KEVANA	7,20 m <sup>2</sup>
9	soba 2	DRVO	19,40 m <sup>2</sup>
10	kupacovna	KEVANA	8,20 m <sup>2</sup>
11	gardenoba	DRVO	3,90 m <sup>2</sup>
12	soba 3	DRVO	23,20 m <sup>2</sup>
13	kupacovna	KEVANA	6,40 m <sup>2</sup>
14	gardenoba	DRVO	4,50 m <sup>2</sup>
UKUPNO:		KEVANA	111,70 m <sup>2</sup>
15	terasa 1	KEVANA	4,50 m <sup>2</sup>
16	terasa 2	KEVANA	7,80 m <sup>2</sup>
SVEUKUPNO:		KEVANA	10,40 m <sup>2</sup>
		DRVO	129,90 m <sup>2</sup>
17	matkivni ulaz	KEVANA	16,70 m <sup>2</sup>
SVEUKUPNO 1. katas:		KEVANA	146,80 m <sup>2</sup>