

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	12014
Location :	Krk
Building size :	149 m ²
Garden size :	0.00 m ²
Distance from sea :	1000 m
Number of floors :	1
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	3
Seaview :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	Not specified
Year of construction :	2026

Price : 600.000 €

In a quiet location in the village of Brzac on the island of Krk, a modern semi-detached house - the southeast wing - with a swimming pool is for sale. The property is situated in a peaceful environment and is ideal for year-round living, vacation use, or investment. The house is currently under construction, with planned completion in October 2026.

The house is designed as a raised ground-floor property with a roof terrace and offers a total of 130 m² of functionally organized living space. The basement level contains the sleeping area with direct access to a spacious terrace. One bedroom serves as a master bedroom with a private walk-in wardrobe, while the remaining two bedrooms are connected to an additional bathroom and storage room.

The ground floor features an open-plan living area combining the kitchen, dining area, and living room, along with an entrance hall and guest toilet. Large glass walls provide plenty of natural light and direct access to the garden. An internal staircase leads to a roof terrace of approximately 60 m², ideal for creating a private lounge area with sea views.

The landscaped yard includes a planned 25 m² swimming pool with sunbathing area and jacuzzi, while an external staircase connects the outdoor space with the basement level. The house will be equipped with a thermal facade, flat roof, PVC joinery, air conditioning units, and electric underfloor heating, ensuring a high level of comfort throughout the year. Two parking spaces belong to the property.

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The property is located in a quiet and pleasant area, approximately 1.5 km from the nearest beach, while a shop, kindergarten, and medical clinic are within 1 km. It is sold with all required permits and two parking spaces.

An excellent opportunity for family holidays, investment, or year-round living. Distance to the sea is approximately 1,000 meters.

Highlights:

New build, completion October 2026

Three bedrooms, three bathrooms

Private pool and rooftop terrace with sea view

High-end equipment and comfort

Quiet location close to amenities

Contact us for more information or a viewing appointment.

For additional information and viewings, feel free to contact us with confidence.