

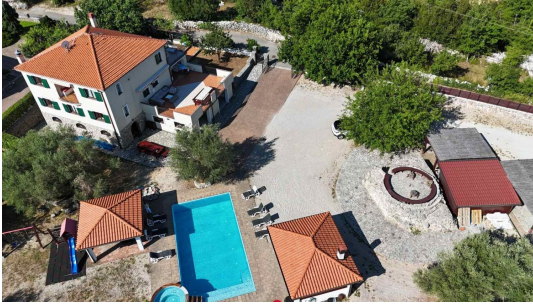
ISTRIA ADRIA

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Code :	15483
Location :	Dobrinj
Building size :	3794 m2
Lot size :	3477 m2
Garden size :	0.00 m2
Distance from sea :	3000 m
Number of bedrooms :	6
Number of rooms :	10
Number of bathrooms :	3
Number of toilets :	2
Garage :	Yes
Basement :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	a
Year of construction :	2010
Year of adaptation :	2017

Price : 825.000 €

Island of Krk | Luxury 5-Star Villa on Nearly 3,800 m² of Land – A Rare Opportunity Below Market Value Properties that combine luxury, nearly 3,800 m² of private land, complete privacy, and a well-established tourism business with a 5-star rating rarely become available on the market. Even rarer are those offered at a price significantly below their estimated market value.

This property is exactly such an opportunity.

Situated in a peaceful location on the Island of Krk, just 3 km from the sea, surrounded by greenery and offering complete privacy, this luxurious detached villa provides 310 m² of living space and everything today's buyers seek – space, privacy, and outstanding facilities for year-round enjoyment or a successful tourism business.

The villa extends over four levels – basement, ground floor, first floor, and attic – and has been successfully operated for many years as a luxury 5-star holiday home.

The basement features an impressive traditional tavern with its own kitchen and fireplace, a wine cellar, an additional entertainment area, a sauna, a bathroom, and a separate guest suite with a bedroom, kitchen, and direct access to a covered terrace.

The ground floor offers a spacious living room with a fireplace, a

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kitchen with dining area, two bedrooms, a bathroom, a guest toilet, and a large terrace overlooking the beautifully landscaped grounds.

The first floor comprises three additional bedrooms, a bathroom, a balcony, and a spacious terrace, one of which is directly accessible from one of the bedrooms. The attic has been converted into a private gym.

The beautifully landscaped 3,794 m² estate includes:

□ a large heated swimming pool with jacuzzi, □ children's playground, □ two auxiliary buildings, □ two spacious garages, □ covered summer kitchen with barbecue and outdoor dining area, □ outdoor toilet, □ numerous landscaped areas for relaxation and recreation. The villa is equipped with gas central heating, while every bedroom and the living room feature their own air conditioning units.

The property is sold fully furnished and equipped, ready for immediate continuation of its successful tourism business without additional investment.

Ownership and documentation are in perfect order.

Properties of this calibre, offering nearly 3,800 m² of land, an established tourism business, and a 5-star categorisation are exceptionally rare on the Island of Krk.

As the property is offered at a price significantly below its estimated market value, it represents an outstanding opportunity for buyers seeking either a luxury residence or a secure investment.