



Foresta
+ LUXURY VILLA +

KRK – CROATIA

RISIKA

PROPERTY – villa
Foresta
FOR SALE !

<https://www.villaforesta-krk.com/>





Foresta

♦ LUXURY VILLA ♦



EXCLUSIVE VILLA LOCATION IN A CENTURIES-OLD
PROTECTED OAK FOREST – RISIKA, ISLAND OF KRK

Croatia

KRK Island

Krk Old Town (Grad Krk)

- A historic walled town with narrow cobblestone streets, Roman and Venetian architecture, charming squares, and lively cafes.
- Frankopan Castle (Kaštel Frankopan, Krk)
A medieval fortress built by the noble Frankopan family in the 12th century, located in Krk Town, offering panoramic sea views.
- Baška & the Baška Tablet (Bašćanska ploča)
Baška is famous for its long sandy beach and the Baška Tablet (from 1100 AD), one of the oldest monuments of the Croatian Glagolitic script.

Vrbnik

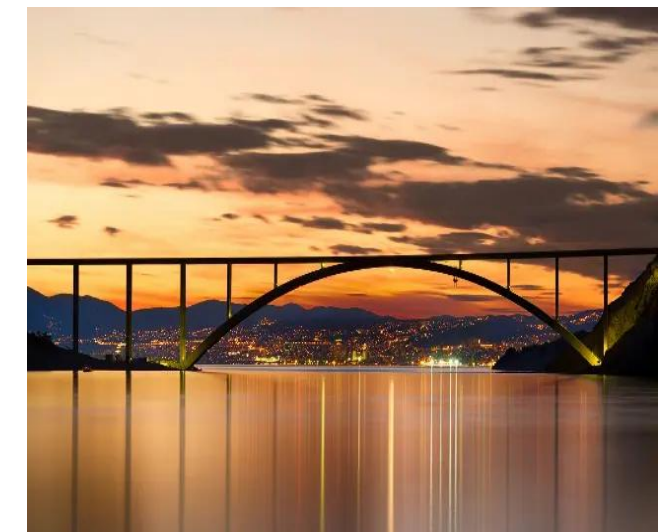
- A picturesque cliff-top town overlooking the Adriatic, famous for its narrow streets (including one of the narrowest streets in the world) and for producing the white wine Žlahtina

Cave Biserujka (Biserujka špilja)

- A stunning cave near Dobrinj with stalactites, stalagmites, and underground halls open to visitors.

Krk Bridge (Krčki most)

- The impressive bridge connecting the island with the mainland, an engineering landmark and symbol of Krk's accessibility.





"From the airport to the doorstep of your accommodation!"



Villa LOCATION RISIKA , ISLAND KRK

AIRPORT
19 KM



FACILITIES AND AMENITIES

- Private swimming pool with sun deck Jacuzzi and wellness area.
- Sauna and relaxation
Modern, fully equipped kitchen
- Spacious living room
- 5 Master bedroom with en-suite bathroom 2 Master bedroom
with 2 bedrooms
- Wine cellar / private wine room
- Private garage and outdoor parking Spacious terraces and outdoor
lounge Landscaped Mediterranean garden
- Fitness Private gym / fitness, free-form swimming pools and sun
terraces
- Beautifull oak forest (peacefull and quiet place)



VILLA FORESTA

RISKA

Exclusive Villa Location in a Centuries-Old Protected Oak Forest – Riska, Island of Krk

- offering a truly unique natural setting.
- Surrounded by untouched greenery, the villa guarantees total privacy and seclusion, far from neighbors and noise.



Foresta

✦ LUXURY VILLA ✦



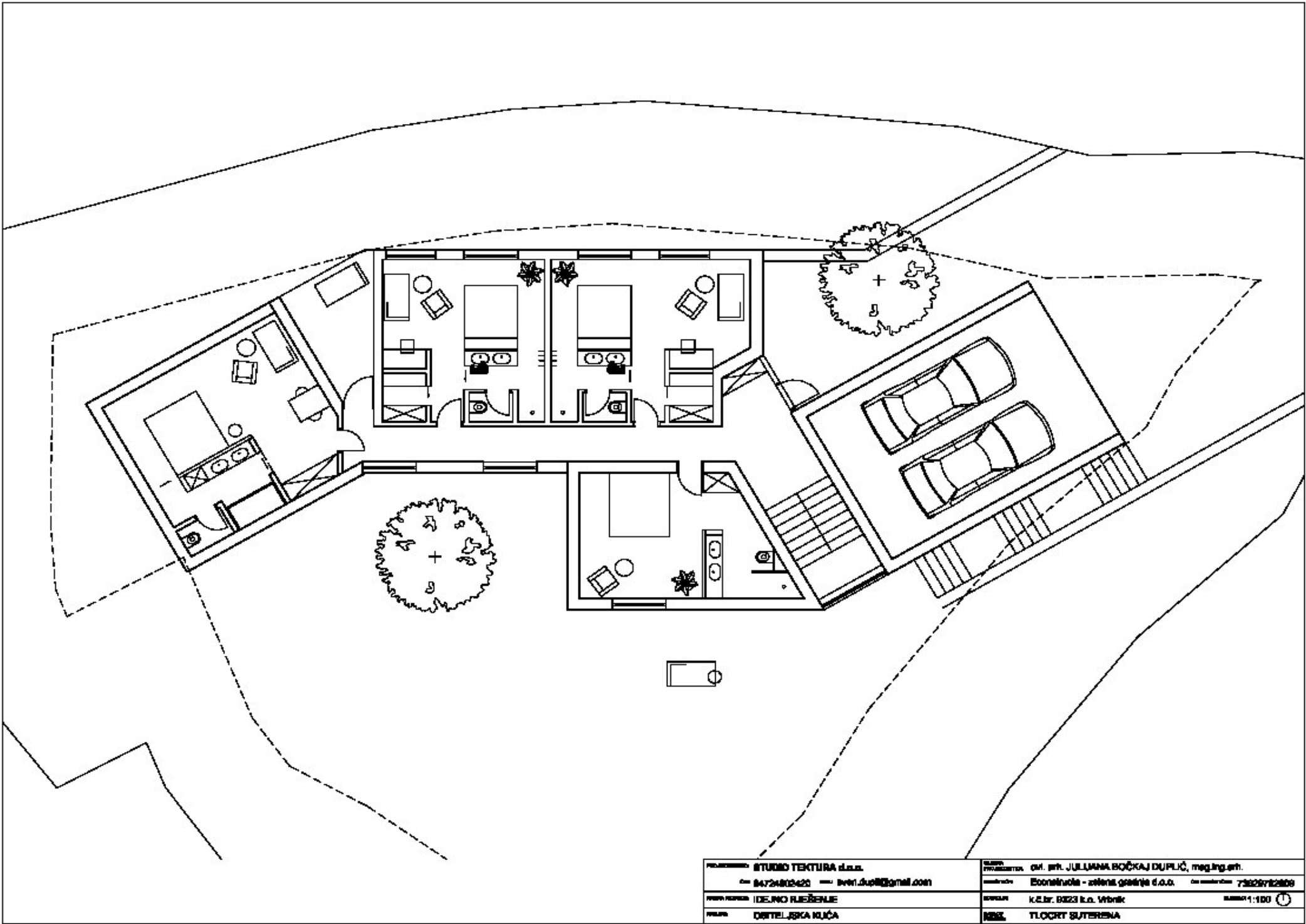
FIRST FLOOR

4 BEDROOMS with bathrooms

| Nr. | Name | Area m2 |
|-----|------------------------|---------|
| 1 | Garage | 38 |
| 2 | Hallway with staircase | 31 |
| 3 | Bedroom | 24 |
| 4 | Closet | 2 |
| 5 | Bathroom | 5 |
| 6 | Bedroom 2 | 18 |
| 7 | Bathroom 2 | 6 |
| 8 | Bedroom 3 | 18 |
| 9 | Bathroom 3 | 5 |
| 10 | Closet | 2 |
| 11 | Terrace | 7 |
| 12 | Bedroom 4 | 24 |
| 13 | Bathroom 4 | 8 |
| | GROUND FLOOR TOTAL | 188 |

1. FLOOR TOTAL AREA

188 m2



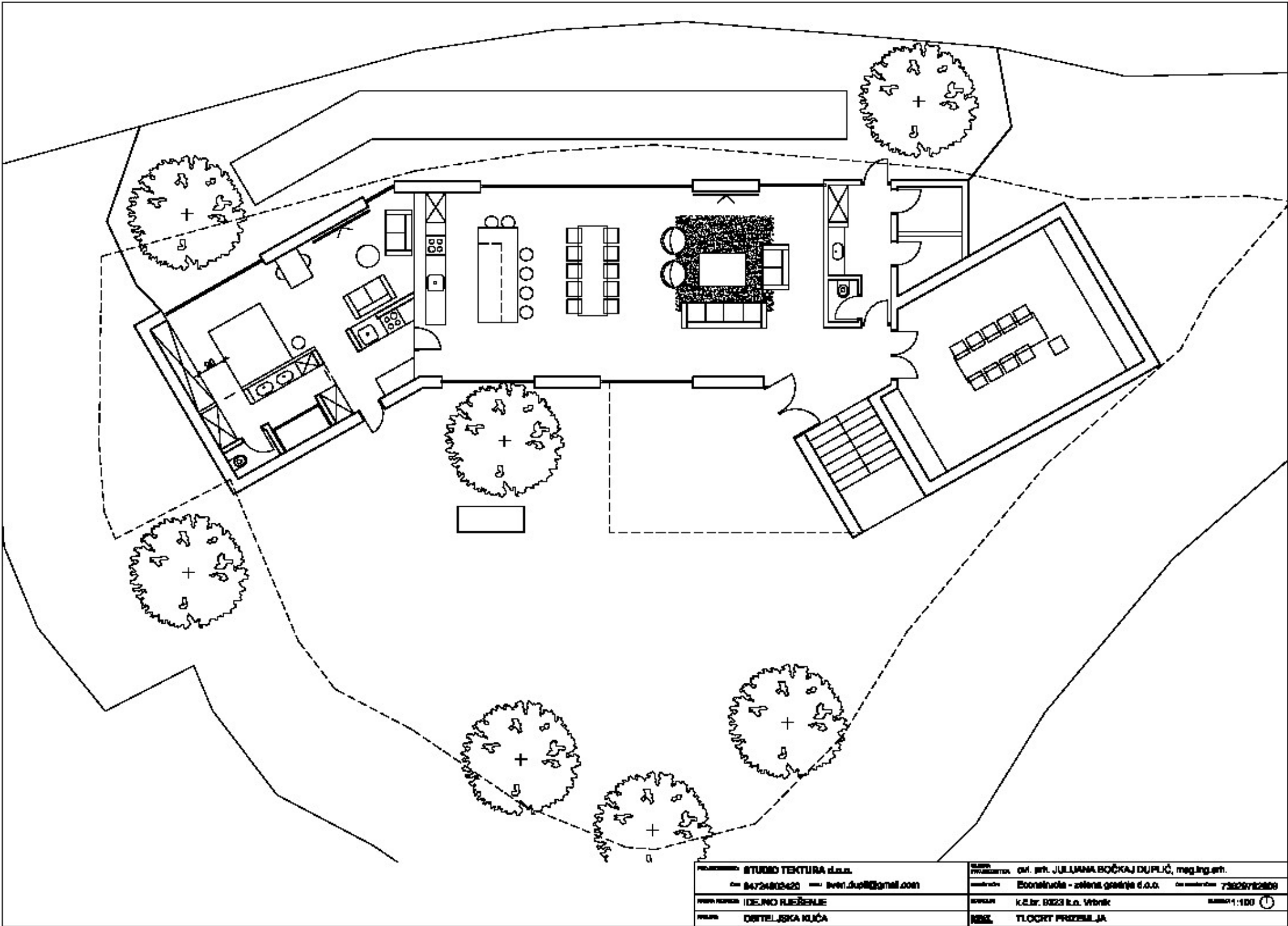
FIRST FLOOR PLAN

GROUND FLOOR

| Nr. | Name | Area m2 |
|-----|-------------------------|---------|
| 1 | Tavern | 32 |
| 2 | Hallway with stair | 15 |
| 3 | Toilet | 7 |
| 4 | Sauna | 3 |
| 5 | Bathroom | |
| 6 | Living room and kitchen | 67 |
| 7 | Covered terrace | 28 |
| 8 | Uncovered terrace | 28 |
| 9 | Mini bar | 4 |
| 10 | Bedroom | 24 |
| 11 | Bathroom | 8 |
| 12 | Hallway | 3 |
| 13 | Swimming pool area | 80 |
| | Total area | 301 |

GROUND FLOOR TOTAL AREA

301 m2





HOUSE TOTAL
AREA

489 m²

LAND AREA
K.Č. 9323, K.O.
VRBNIK

946 m²

SELLING PRICE
turnkey, fully
furnished and
equipped

1.590.000,00 EUR



FINANCIAL INDICATORS OF INVESTMENTS

This luxury villa in Risika on the island of Krk represents the perfect combination of privacy, luxury and investment potential. It is ideal as a family residence or as a tourist rental investment with an excellent return on investment.

- Perfect for guests seeking a peaceful escape, yet only a short drive from the beach and local attractions.
- Ideal for families, couples, or friends who value **tranquility, exclusivity, and nature at its finest.**
- Experience the harmony of modern comfort and authentic Mediterranean wilderness.



Tablica 22. Projekcija primitaka od prodaje po godinama

| | PROJEKT | | | | | | | | | | | | | | |
|---------------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| u EUR | 2025 Plan | 2026 Plan | 2027 Plan | 2028 Plan | 2029 Plan | 2030 Plan | 2031 Plan | 2032 Plan | 2033 Plan | 2034 Plan | 2035 Plan | 2036 Plan | 2037 Plan | 2038 Plan | 2039 Plan |
| Primitak od prodaje | 74.772 | 89.492 | 93.967 | 95.846 | 97.763 | 99.718 | 101.712 | 103.747 | 105.822 | 107.938 | 110.097 | 112.299 | 114.545 | 116.836 | 119.172 |
| Total | 74.772 | 89.492 | 93.967 | 95.846 | 97.763 | 99.718 | 101.712 | 103.747 | 105.822 | 107.938 | 110.097 | 112.299 | 114.545 | 116.836 | 119.172 |

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