

Villa

Malinska, Malinska-Dubašnica,
Kvarner



Ref	RE-U-31157
Type	Villa
Region	Kvarner › Island Krk
Location	Malinska, Malinska-Dubašnica
Front line	No
Sea view	Yes
Floorspace	139 sqm
No. of bedrooms	3
No. of bathrooms	4
Price	€ 750 000

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A semi-detached house with a swimming pool under construction in Malinska on Krk island!

Each half of this splendid abode spans 139.69 square meters, meticulously designed to offer the utmost in comfort and luxurious living.

Ground Floor

The ground floor features a spacious, modern kitchen seamlessly connected to an elegant living room, creating an open space ideal for family gatherings and socializing with friends. Additionally, there is a guest bathroom on this floor, equipped with top-of-the-line sanitary fixtures.

First Floor

On the first floor, three comfortable bedrooms each come with their own en-suite bathroom. This practical and luxurious arrangement ensures privacy and comfort for every family member or guest.

Outdoor Space

Each half of the house includes its own pool, providing the perfect spot for relaxation and enjoyment during warm summer days. Alongside the pool, each unit boasts two parking spaces.

Construction and Materials

Currently under construction, the house is scheduled for completion by the end of 2025. The use of premium materials during construction ensures high quality and durability. Heating will be provided by heat pumps, while cooling will be managed by multi-split air conditioning systems, guaranteeing optimal temperature throughout the year.

Developer

This project is being executed by a reputable developer with extensive experience in construction on the island of Krk. Their reputation ensures reliability and the highest quality in every detail.

Location

This semi-detached house in Malinska is an ideal home for those seeking a blend of luxury, comfort, and modern living in a beautiful Mediterranean setting. Malinska and its surroundings, known as Dubašnica, lie in the western part of Krk Island. Until the 15th century, Dubašnica had almost no permanent residents, much like the southern areas extending to the town of Krk. The name Dubašnica derives from "duba," meaning oak, due to its rich forests and pastures.

Malinska, the heart of Dubašnica, was once an island port for timber export and a favored tourist destination of

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the Viennese aristocracy. Mentioned in the 15th century as a good anchorage, it sheltered ships during strong winds, particularly the fierce "jugo." With the arrival of steamships in 1866, Malinska transformed from a timber export port into a climate health resort, thanks to its mild climate and approximately 260 sunny days a year. Today, it is a prominent island tourist destination, renowned for its numerous beaches, developed hospitality industry, and family tourism.

Beaches and Amenities

The beaches in the Malinska-Dubašnica area are connected by numerous promenades, forming a unique natural whole. These beaches range from well-maintained concrete platforms to wild, rocky adventurous entries into the sea, with many hidden and secluded spots for swimming in small coves worth exploring. The beaches stretch along the western part of Krk Island, starting from the "Rajska cesta" (Paradise Road) connecting Malinska and Njivice, and ending beyond the romantic town of Porto.

Malinska is a beloved destination for families with children. Besides excellent connectivity and proximity to Rijeka and Zagreb, Malinska's family and hotel accommodation, beaches, and affordable dining options have made it a top choice for many families over the years. The safety and tranquility offered by Malinska are an added bonus for parents seeking true relaxation. If you want your children to experience the magic of a vacation where you can all walk, bike, or spend days by the crystal-clear sea, surrounded by nature without excessive noise – visit Malinska.

A summer holiday here can be much more than soaking up the sun and listening to the sea waves. Active holidays are becoming increasingly popular – from cycling, running, and hiking to sailing and water sports. With its mild climate, clean sea, lush Mediterranean vegetation, and abundant trails and promenades, Malinska has become a destination for many outdoor sports and active holiday enthusiasts. Mediterranean culture, as the culture of the Croatian island, is deeply rooted in family, architecture, music, and food – its cultivation, processing, preparation, and consumption. The local populace, traditionally engaged in fishing, olive growing, viticulture, fig cultivation, and sheep farming, has preserved this heritage with pride.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
5396 €

Average price/m² of this type
in this region:
4847 €

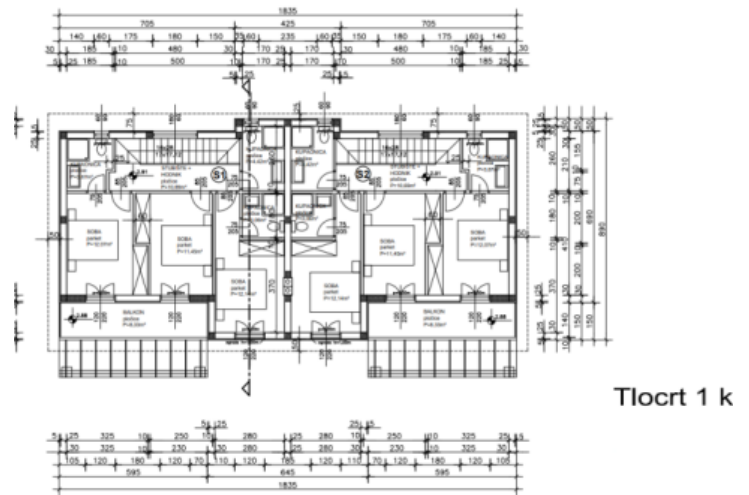
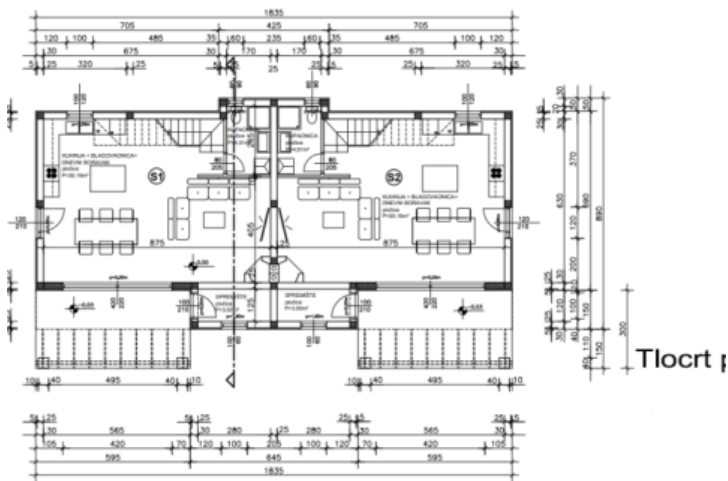
Median price/m² of this type
in this region:
4752 €

Average price/m² of this type
in Croatia:
4347 €

Median price/m² of this type
in Croatia:
3859 €

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