

# Villa

Malinska-Dubašnica, Kvarner



<b>Ref</b>	RE-U-31155
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Island Krk
<b>Location</b>	Malinska-Dubašnica
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Floorspace</b>	139 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 750 000

Semi-detached villetta in Malinska-Dubašnica with swimming pool!

Each half of this noble residence spans 139.69 square meters and is designed to provide maximum comfort and a luxurious lifestyle.

### Ground Floor

On the ground floor, one finds a spacious and modern kitchen, seamlessly connected to an elegant living room, creating an open space ideal for family gatherings and social occasions. Additionally, there is a guest bathroom equipped with the finest sanitary fixtures.

### First Floor

Ascending to the first floor, there are three comfortable bedrooms, each with its own en-suite bathroom. These practical and luxurious arrangements ensure privacy and comfort for every family member or guest.

### Outdoor Space

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

### Construction and Materials

The house is presently under construction, with completion anticipated by the end of 2025. Only the finest materials are employed in its construction, ensuring the highest quality and durability. Heating will be provided by heat pumps, while cooling will be managed by multi-split air conditioning systems, guaranteeing optimal temperatures throughout the year.

### The Developer

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

### Location

This semi-detached house in Malinska represents the ideal home for those seeking a blend of luxury, comfort, and modern living in a magnificent Mediterranean setting. Malinska and its surrounding area, known as Dubašnica, are located 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 stands as 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 Porta.

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 wish your children to experience the magic of a holiday 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.

### Contact Us

Reach out to us for more information or to arrange a viewing of this magnificent property!

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 m<sup>2</sup>:  
5396 €

Average price/m<sup>2</sup> of this type  
in this region:  
4820 €

Median price/m<sup>2</sup> of this type  
in this region:  
4752 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4345 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3846 €

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