

# Villa

## Malinska-Dubašnica, Kvarner



<b>Ref</b>	RE-U-31136
<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>Distance to sea</b>	600 m
<b>Floorspace</b>	122 sqm
<b>Plot size</b>	250 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 597 000

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Semi-detached new modern villetta with swimming pool and sea views in Malinska-Dubašnica, mere 600 meters from the sea!

Villetta is built in 2019 and offers 122 sq.m. of living space and 250 sq.m. of land.

In the basement, which covers 38.52 m<sup>2</sup>, there are two comfortable rooms, an elegant bathroom, and an entrance hall.

The ground floor, with an area of 49.57 m<sup>2</sup>, includes a spacious living room that connects to a modern kitchen and opens onto a beautiful 250 m<sup>2</sup> yard with a pool, an internal staircase, and a guest toilet.

On the upper floor of the villa, there is a bathroom, a comfortable bedroom, and a terrace offering a captivating view.

The garden features a parking space, a paved terrace with a pergola, and a heated pool with a sunbathing area. The location is within walking distance of the center of Malinska and the beach, just 600 meters away!

This villa offers the perfect combination of comfort and practicality. Step into your new living space in beautiful Malinska.

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>:  
4893 €

Average price/m<sup>2</sup> of this type  
in this region:  
4848 €

Median price/m<sup>2</sup> of this type  
in this region:  
4775 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4353 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3865 €

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