

# Villa

Malinska, Malinska-Dubašnica,  
Kvarner



<b>Ref</b>	RE-U-31940
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Island Krk
<b>Location</b>	Malinska, Malinska-Dubašnica
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	2000 m
<b>Floorspace</b>	112 sqm
<b>Plot size</b>	450 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	2
<b>Price</b>	Price upon request

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New villetta with swimming pool in Malinska, 2 km from the sea!  
Total area is 112 sq.m. Land plot is 430 sq.m.

This beautiful villetta is spread across two floors, with a ground floor and an upper floor. The property includes two private parking spaces and a 250 m<sup>2</sup> garden.

In front of the house, the garden features a stunning paved terrace with a summer kitchen, a sunbathing area, a swimming pool, and a lawn.

The space is thoughtfully designed, and the stone facade enhances the villa's stylish appearance.

### Ground Floor:

- Covered entrance: 2.64 m<sup>2</sup>
- Entrance hall: 4.41 m<sup>2</sup>
- WC: 2.28 m<sup>2</sup>
- Kitchen and living area: 46.48 m<sup>2</sup>
- Storage: 1.17 m<sup>2</sup>

**Total Ground Floor Area:** 56.98 m<sup>2</sup>

### Upper Floor:

- Hallway: 6.07 m<sup>2</sup>
- Bathroom: 4.03 m<sup>2</sup>
- Bedroom: 13.7 m<sup>2</sup>
- Bedroom: 13.7 m<sup>2</sup>
- Bedroom: 11.7 m<sup>2</sup>
- Bathroom: 6.17 m<sup>2</sup>

**Total Upper Floor Area:** 55.37 m<sup>2</sup>

Don't miss this excellent project, featuring high-quality construction and a prime location perfect for a relaxing holiday!

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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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Average price/m<sup>2</sup> of this type  
in this region:  
4814 €

Median price/m<sup>2</sup> of this type  
in this region:  
4728 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4343 €

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



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