

Mini-hotel

Milčetići, Malinska-Dubašnica,
Kvarner



Ref	RE-U-32968
Type	Mini-hotel
Region	Kvarner > Island Krk
Location	Milčetići, Malinska-Dubašnica
Front line	No
Sea view	No
Distance to sea	400 m
Floorspace	560 sqm
Plot size	600 sqm
No. of bedrooms	9
No. of bathrooms	9
Price	€ 1 400 000

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Allow me to introduce a most intriguing residence, nestled on the splendid Island of Krk, in the charming coastal village of Malinska. This fine apartment house, standing majestically close to the sea, offers both comfort and investment potential.

Property Description:

The house, grand in its scale, boasts a total of 500 square meters and is spread across a land plot of 560 square meters. Built in 1991 and meticulously maintained, this residence was tastefully renovated in 2017. With its multiple floors, it contains six separate apartments, each offering a distinct yet harmonious living space. The layout unfolds across a basement, ground floor, two upper floors, and a delightful attic.

In the basement, you will find a well-appointed one-room apartment with a comfortable living area. Ascend to the first floor and you are greeted by a spacious two-bedroom apartment, complete with a large living room and two bathrooms, totaling 130 square meters. The second floor mirrors this arrangement, also offering a two-bedroom apartment with ample living space and two bathrooms. The attic, meanwhile, harbors a one-bedroom apartment with a living area of 90 square meters, providing a more intimate yet equally delightful space. Outside, nestled in the courtyard, there lies a charming studio apartment, with a single bedroom and living room, spreading across 50 square meters.

The top two floors of this fine abode command a spectacular view of the shimmering sea, a constant reminder of the residence's proximity to the water, which lies a mere 400 meters away. The grounds of the house are landscaped in the finest Mediterranean style, with lush greenery that offers peace and serenity—a perfect retreat for relaxation.

Beneath the house lies a well-equipped basement that includes a boiler room, a solar heating system, and a capacious laundry room, making this property as practical as it is charming.

Historical and Local Context:

The house is located in **Malinska**, the heart of the area known as Dubašnica, on the western part of Krk Island. Dubašnica, which takes its name from the rich oak forests of the region, was sparsely inhabited until the 15th century. Malinska itself was once a bustling port for the export of timber, a prized destination for the Viennese aristocracy in its heyday. The village, first mentioned in the 15th century as a sheltered anchorage, transitioned into a health resort in 1866, thanks to its mild climate and sunny disposition—boasting over 260 days of sunshine each year.

Today, **Malinska** is among the island's most beloved tourist destinations, celebrated for its array of beaches, from rocky shores to sandy coves, all nestled within the region's indented coastline. Whether you seek family-friendly sands, secluded coves, or vibrant beach bars, Malinska's shores offer something for everyone. The beaches are connected by a network of walkways, presenting a natural tapestry that encourages exploration and adventure.

Not far from Malinska lies the tranquil village of **Porat**, once a fishing haven, now flourishing under the banner

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of tourism. Its name derives from the Italian "porto," meaning port, hinting at its maritime past. Like Malinska, Porat offers access to some of Croatia's finest beaches, renowned for their beauty and variety.

Whether you're drawn to this property as a holiday home, an investment, or a combination of both, the house presents an extraordinary opportunity. With the allure of the sea, the charm of its Mediterranean setting, and the rich history of Malinska, it offers a unique blend of modern comfort and timeless beauty.

For any further inquiries or to arrange a viewing of this remarkable property, do not hesitate to contact us.

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:
2500 €

Average price/m² of this type
in this region:
2988 €

Median price/m² of this type
in this region:
2374 €

Average price/m² of this type
in Croatia:
2709 €

Median price/m² of this type
in Croatia:
2332 €

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