

# Investment project

## Malinska, Kvarner



<b>Ref</b>	RE-AB-MAL
<b>Type</b>	Investment project
<b>Region</b>	Kvarner › Island Krk
<b>Location</b>	Malinska
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	5 m
<b>Plot size</b>	1471 sqm
<b>Price</b>	€ 2 100 000

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Unique plot of land to our exclusive offer, located **in a prime first-row position by the sea on the Malinska waterfront.**

The land covers an area of 1,471 m<sup>2</sup> and comes with a project and a **valid building permit for a commercial-residential building.**

Additionally, there is now an alternative design from our architects for two residential buildings.

The proposal involves dividing the land into two plots, each featuring a beautiful villa with two residential units (if preferred, each villa can also be configured as a single residential unit with swimming pool).

One land plot measures 869 m<sup>2</sup>, while the other is 595 m<sup>2</sup> according to the conceptual plan.

The price for both plots is €2,100,000, with the option to purchase the plots individually at a price of €1,099,000 each.

Individual plot sales are possible only if two buyers are found simultaneously, one for each plot.

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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