

Villa

Malinska, Kvarner



Ref	RE-U-34623
Type	Villa
Region	Kvarner > Island Krk
Location	Malinska
Front line	No
Sea view	Yes
Distance to sea	1000 m
Floorspace	117 sqm
Plot size	200 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 590 000

Modern and new duplex villa with private swimming pool in Malinska, mere 1 km from the sea, with sea views!

This is a *truly incredible* property—it's a fantastic, semi-detached home with a *beautiful* pool, right near Malinska on the stunning island of Krk.

We're talking 117 m² of modern, elegant design, the best layout you could ask for.

It's two floors, thoughtfully crafted to give you that ultimate seaside relaxation, trust me.

On the ground floor, you've got an open-concept kitchen, dining, and living area, all leading right out to a covered terrace with direct access to a fabulous pool and sun deck. Plus, there's a bathroom and storage right there for convenience.

Upstairs? You'll find three gorgeous bedrooms, two bathrooms, and an open terrace with *amazing* views of the sea—it's truly something special.

And there's more: two parking spots, a meticulously landscaped garden, and a spacious pool.

This home is equipped with only *the best* materials—underfloor heating, air conditioning, high-quality PVC windows, you name it. This is year-round comfort at its finest.

Here's the rundown:

- **Type:** Semi-detached
- **Highlights:** Pool, two terraces, beautiful garden, sea view, two parking spaces
- **Location:** Peaceful, close to all amenities and the sea
- **Top Equipment:** City water, electricity, underfloor heating, air conditioning—it's all there!

Perfect for anyone who loves luxury by the sea, this home on Krk is ideal for either a personal retreat or an investment.

No real estate tax,—this is a new, high-quality build by a proven developer.

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:
5043 €

Average price/m² of this type
in this region:
4855 €

Median price/m² of this type
in this region:
4775 €

Average price/m² of this type
in Croatia:
4347 €

Median price/m² of this type
in Croatia:
3857 €

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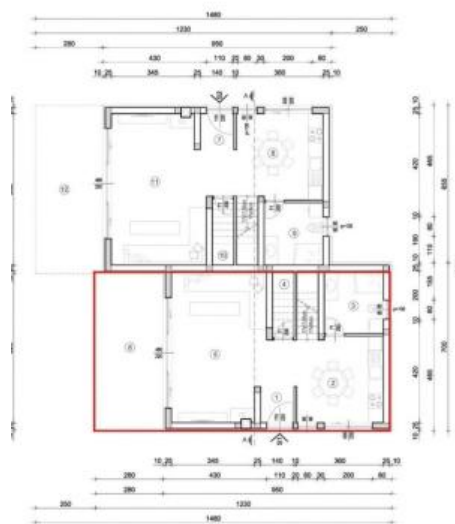


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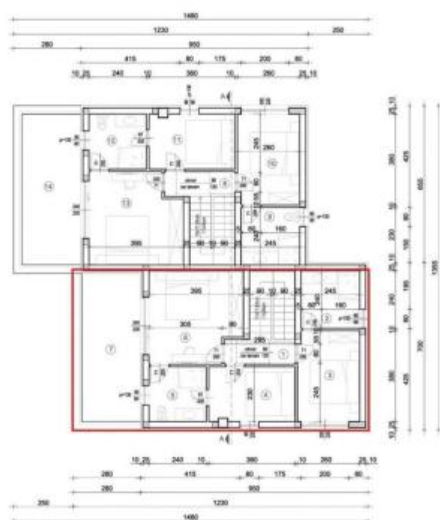


STAN 1:	
1. ULAZNI PROSTOR	kor. plošće
2. KUHINJA	kor. plošće
3. KUPAONICA	kor. plošće
4. DOSTAVA	kor. plošće
5. DNEVNI PROSTOR	kor. plošće
6. TERASA	kor. plošće
UKUPNO	15,34

STAN 2:	
7. ULAZNI PROSTOR	kor. plošće
8. KUHINJA	kor. plošće
9. KUPAONICA	kor. plošće
10. DOSTAVA	kor. plošće
11. DNEVNI PROSTOR	kor. plošće
12. TERASA	kor. plošće
UKUPNO	15,36

NETTO POUKUPNA PLOŠĆA:	
BRG PLOŠĆA:	

TLOC



STAN 1:	
1. STUJENJE I PROSTORJE	kor. plošće
2. KUPAONICA	kor. plošće
3. SOBA	kor. plošće
4. SOBA	kor. plošće
5. KUPAONICA	kor. plošće
6. SOBA	kor. plošće
7. TERASA	kor. plošće
UKUPNO	15,10 u d

STAN 2:	
8. STUJENJE I PROSTORJE	kor. plošće
9. KUPAONICA	kor. plošće
10. SOBA	kor. plošće
11. SOBA	kor. plošće
12. KUPAONICA	kor. plošće
13. SOBA	kor. plošće
14. TERASA	kor. plošće
UKUPNO	15,44 u d

NETTO POUKUPNA KATA:	
BRG KATA:	