

# Villa

## Malinska, Kvarner



<b>Ref</b>	RE-U-36774
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Island Krk
<b>Location</b>	Malinska
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	600 m
<b>Floorspace</b>	99 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 495 000

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Modern Design House with Swimming Pool with Sea Views in Malinska on Krk Island, 600 Meters from the Sea!

In the heart of Malinska, on the magical island of Krk, is this elegant new building that offers the perfect balance between modern design, top quality and comfort.

The semi-detached villetta, with a total area of 99.31 m<sup>2</sup>, is spread over two floors and provides the ideal space for family life or a luxurious vacation.

The spacious living room with kitchen and dining area opens onto a beautiful terrace overlooking the landscaped garden, swimming pool and sundeck, creating the perfect place to relax.

The first floor of the house is reserved for peace and privacy, with three comfortable bedrooms, three elegant bathrooms and a terrace with panoramic sea views.

Top-notch equipment ensures maximum comfort - underfloor heating with Wi-Fi control, air conditioning in every room and high-quality ceramics and sanitary ware are just some of the details that make this property a special choice.

With a distance of only 600 meters from the sea and the center of Malinska, everything is within your reach.

Construction is scheduled to be completed in December 2025, and now is the time to secure your corner on one of the most beautiful Adriatic islands.

Contact us and book your new home on Krk!

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>:  
5000 €

Average price/m<sup>2</sup> of this type  
in this region:  
4868 €

Median price/m<sup>2</sup> of this type  
in this region:  
4780 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4364 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3867 €



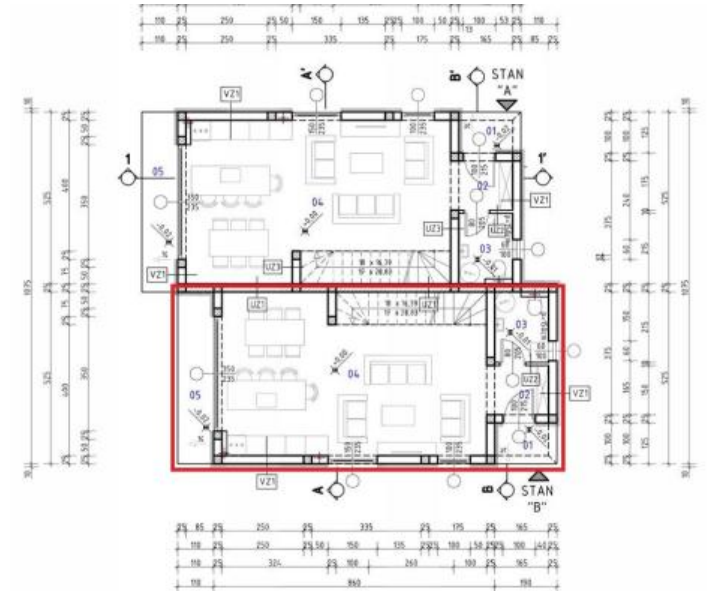
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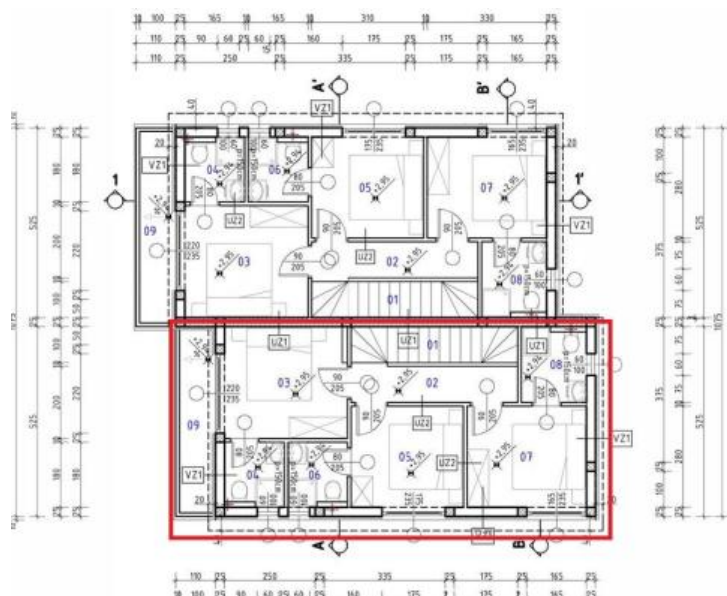
### PRIZEMLJE

#### STAN "A"

Br.	Namjena	Materijal	Površina	koef.	Neto Površin
11	Natkriveni ulaz	ker.pločice	2,07m <sup>2</sup>	0,50	1,04m <sup>2</sup>
12	Hodnika	ker.pločice	2,70m <sup>2</sup>	1,00	2,70m <sup>2</sup>
13	Kupaonica	ker.pločice	3,55m <sup>2</sup>	1,00	3,55m <sup>2</sup>
14	Kuhinja/Blagavaonica/Dnevna Soba	ker.pločice	40,25m <sup>2</sup>	1,00	40,25m <sup>2</sup>
15	Terasa	ker.pločice	5,50m <sup>2</sup>	0,50	2,75m <sup>2</sup>
					<u>50,29m<sup>2</sup></u>

#### STAN "B"

Br.	Namjena	Materijal	Površina	koef.	Neto Površin
11	Natkriveni ulaz	ker.pločice	2,07m <sup>2</sup>	0,50	1,04m <sup>2</sup>
12	Hodnik	ker.pločice	2,70m <sup>2</sup>	1,00	2,70m <sup>2</sup>
13	Kupaonica	ker.pločice	3,55m <sup>2</sup>	1,00	3,55m <sup>2</sup>
14	Kuhinja/Blagavaonica/Dnevna Soba	ker.pločice	40,25m <sup>2</sup>	1,00	40,25m <sup>2</sup>
15	Terasa	ker.pločice	5,15m <sup>2</sup>	0,50	2,58m <sup>2</sup>
					<u>50,11m<sup>2</sup></u>



Br.	Namjena	Materijal	Površina	koef.	Neto Površina
01	Stepenice	ker.pločice	4,70m <sup>2</sup>	1,00	4,70m <sup>2</sup>
02	Hodnik	ker.pločice	5,17m <sup>2</sup>	1,00	5,17m <sup>2</sup>
03	Spavaća soba	ker.pločice	10,56m <sup>2</sup>	1,00	10,56m <sup>2</sup>
04	Kupaonica	ker.pločice	2,97m <sup>2</sup>	1,00	2,97m <sup>2</sup>
05	Spavaća soba	ker.pločice	8,67m <sup>2</sup>	1,00	8,67m <sup>2</sup>
06	Kupaonica	ker.pločice	2,97m <sup>2</sup>	1,00	2,97m <sup>2</sup>
07	Spavaća soba	ker.pločice	9,24m <sup>2</sup>	1,00	9,24m <sup>2</sup>
08	Kupaonica	ker.pločice	3,78m <sup>2</sup>	1,00	3,78m <sup>2</sup>
09	Balkon	ker.pločice	4,77m <sup>2</sup>	0,25	1,19m <sup>2</sup>
					<u>49,25m<sup>2</sup></u>

#### STAN "B"

Br.	Namjena	Materijal	Površina	koef.	Neto Površina
01	Stepenice	ker.pločice	4,70m <sup>2</sup>	1,00	4,70m <sup>2</sup>
02	Hodnik	ker.pločice	5,17m <sup>2</sup>	1,00	5,17m <sup>2</sup>
03	Spavaća soba	ker.pločice	10,56m <sup>2</sup>	1,00	10,56m <sup>2</sup>
04	Kupaonica	ker.pločice	2,97m <sup>2</sup>	1,00	2,97m <sup>2</sup>
05	Spavaća soba	ker.pločice	8,67m <sup>2</sup>	1,00	8,67m <sup>2</sup>