

Villa

Malinska, Malinska-Dubašnica,
Kvarner



Ref	RE-U-13140
Type	Villa
Region	Kvarner › Island Krk
Location	Malinska, Malinska-Dubašnica
Front line	No
Sea view	Yes
Distance to sea	50 m
Floorspace	430 sqm

Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

Villa

Malinska, Malinska-Dubašnica,
Kvarner



Plot size	650 sqm
No. of bedrooms	5
No. of bathrooms	3
Price	€ 1 100 000

Villa

Malinska, Malinska-Dubašnica, Kvarner



Super-villa with swimming pool in Malinska just 50 meters from the sea!

Total surface is 430 sq.m. Land plot is 650 sq.m.

Villa belongs to 1962, completely rebuilt in 2008 and then modernized in 2014..

Villa has three levels and panoramic sea view.

Lower floor has an independent entrance and offers 2 bedrooms, bathroom plus household room (laundry). and fitness studio (gym).

Middle floor offers studio, dining room, salon, kitchen, office with separate entrance, guest wc. Spiral staircase to the 3rd floor. There is a large balcony on the 2d floor and also independent indoor garden of 60 m2, with panoramic glass walls.

Upper floor has a hall, 3 bedrooms, 2 of them with large balconies, 2 bathrooms with jacuzzi, shower, bidet, toilet. Exit to the open terrace of 50 m2 with marvellous sea views.

The villa is fully furnished and equipped with appliances and electronics.

Land area of 651 m2 is fenced with natural stone in combination with a wrought iron fence and laurel higher than 2 metres which guarantees complete privacy and perfect isolation.

Villa benefits:

- Well-groomed lawn combined with stone tiles.
- Trees - palm trees, grapes, figs, cypress, laurel.
- Automatic irrigation system.
- Natural stone grill with mechanical baking rack.
- Swimming pool with sea water 75 m³ (9.5 * 4.5 * 1.8).
- Automatic filtration system water pump, filter, etc.
- Automatic iron doors on remote control
- Central heating (Boiler - 2000 liters of diesel)
- Underfloor heating
- Seven air conditioners
- Car garage with automatic garage door.
- Auxiliary garage
- Boiler room and storage.

The villa is completely ready for life.

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.

Villa

Malinska, Malinska-Dubašnica,
Kvarner



Price per m²:
2558 €

Average price/m² of this type
in this region:
4848 €

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

Average price/m² of this type
in Croatia:
4350 €

Median price/m² of this type
in Croatia:
3866 €

Villa

Malinska, Malinska-Dubašnica,
Kvarner



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com

Villa

Malinska, Malinska-Dubašnica,
Kvarner



Tel: +385 91 357 3071 Viber, Whatsapp
info@adrionika.com
www.adrionika.com