

# Villa

Malinska-Dubašnica, Kvarner



<b>Ref</b>	RE-U-26052
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Island Krk
<b>Location</b>	Malinska-Dubašnica
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	2000 m
<b>Floorspace</b>	142 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 770 000

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New villa under construction in Malinska-Dubašnica, with swimming pool, cca. 2 km from the sea!  
Total area is 142 sq.m. Land plot is 585 sq.m.  
Completion is expected in 2024.

It is a quality villa consisting of two floors, so on the ground floor there is an entrance hall that separates the private space of the villa from the space for daily life and entertainment.

The first bedroom (10.49 m<sup>2</sup>) with a bathroom (3.82 m<sup>2</sup>) is located in the private part of the ground floor. Further there is a storage room (2.41 m<sup>2</sup>) and a guest toilet (3.05 m<sup>2</sup>). In the area for daily life and entertainment, conceived as an OPEN SPACE area (41.47 m<sup>2</sup>), there is a spacious living room with a dining room and a kitchen, from which access to the outdoor covered terrace (25 m<sup>2</sup> according to the coefficient 0.25 = 12.5 m<sup>2</sup>) from which the view extends towards the swimming pool and the rest of the landscaped area. An internal staircase leads to the upper floor where there are 3 bedrooms, one of which is the master bedroom (12.22 m<sup>2</sup>) with its own bathroom (4.41 m<sup>2</sup>), while the other two bedrooms (12.37 m<sup>2</sup> and 9, 73 m<sup>2</sup>) share one bathroom (5.06 m<sup>2</sup>).

What adorns the floor is a wonderful common terrace (15.96 m<sup>2</sup> according to the coefficient 0.25 = 3.99 m<sup>2</sup>), ideal for drinking a glass of your favorite wine late in the evening, and from which at the same time there is a view of the rest of the village and the greenery.

You will surely use the fenced environment, which will be fully decorated and decorated with native plants, throughout the year. The central part of the territory is occupied by a swimming pool of 5 m X 3.50 m (14.26 m<sup>2</sup>) decorated with quality mosaic, as well as planned parking for 3 cars at the front of the villa.

### ADDITIONAL INFORMATION:

- \* The villa is sold on a turnkey system; i.e. completely finished and decorated exterior, completely finished interior without furniture (bathrooms are included in the price).
- \* You can influence the technical equipment of the villa (underfloor heating, types of air conditioning and the like)
- \* This is a well-known and renowned contractor
- \* Ownership is clean without financial burden
- \* The villa is owned by a legal entity, NO real estate transfer tax in the amount of 3% is payable!
- \* The price is the same for legal and natural persons For any additional questions, necessary information or wish to organize an appointment to view the location and the current stage of construction, please feel free 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 m<sup>2</sup>:  
5423 €

Average price/m<sup>2</sup> of this type  
in this region:  
4848 €

Median price/m<sup>2</sup> of this type  
in this region:  
4775 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4352 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3868 €



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### STAMBENA GRADEVINA:

#### PRIZEMLJE:

1. Natkriveni ulaz	6,15×0,50= 3,08 m <sup>2</sup>
2. WC	3,05 m <sup>2</sup>
3. Predsoblje	1,60 m <sup>2</sup>
4. Kupaonica	3,82 m <sup>2</sup>
5. Soba	10,49 m <sup>2</sup>
6. Ostava	2,41 m <sup>2</sup>
7. Kuhinja+blagov.+DB	41,47 m <sup>2</sup>
8. Natkrivena terasa	25,00×0,50= 12,50 m <sup>2</sup>

UKUPNA NETTO POVRŠINA: 78,42 m<sup>2</sup>

UKUPNA NETTO POVRŠINA PRIZEMLJA	78,42 m <sup>2</sup>
GBP PRIZEMLJA	80,01 m <sup>2</sup>

#### KAT

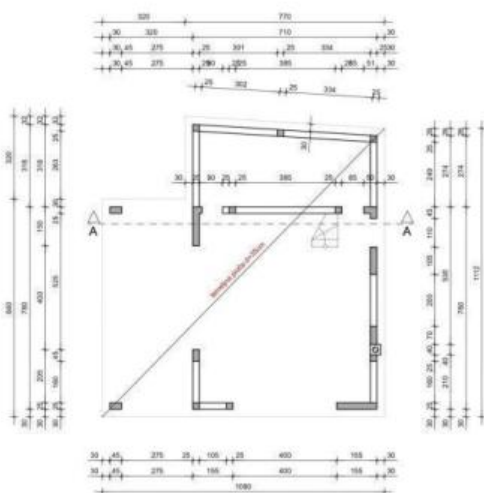
1. Terasa	18,43×0,25= 4,61 m <sup>2</sup>
2. Kupaonica	4,41 m <sup>2</sup>
3. Stubište	3,49 m <sup>2</sup>
4. Hodnik	7,80 m <sup>2</sup>
5. Kupaonica	5,06 m <sup>2</sup>
6. Soba	12,22 m <sup>2</sup>
7. Soba	12,37 m <sup>2</sup>
8. Soba	9,73 m <sup>2</sup>
9. Terasa	15,95×0,25= 3,99 m <sup>2</sup>

UKUPNA NETTO POVRŠINA: 63,68 m<sup>2</sup>

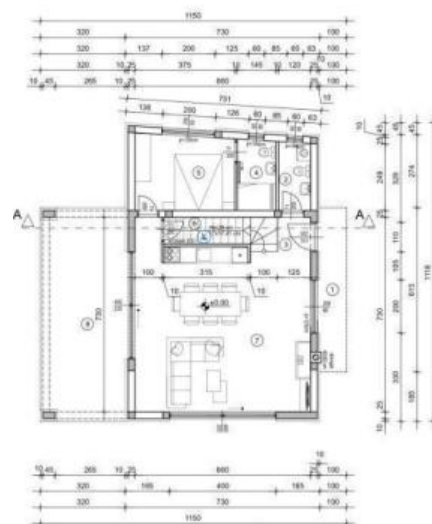
UKUPNA NETTO POVRŠINA KATA	63,68 m <sup>2</sup>
GBP KATA	70,73 m <sup>2</sup>

UKUPNA NETTO POVRŠINA STAMBENE GRAD.	142,10 m <sup>2</sup>
GBP STAMBENE GRADEVINE	150,74 m <sup>2</sup>

### TLOCRT 1



### TLOCRT 2

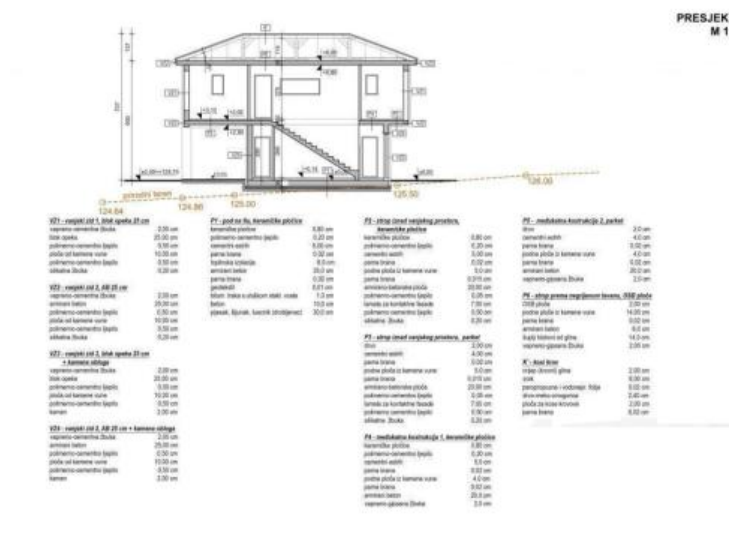
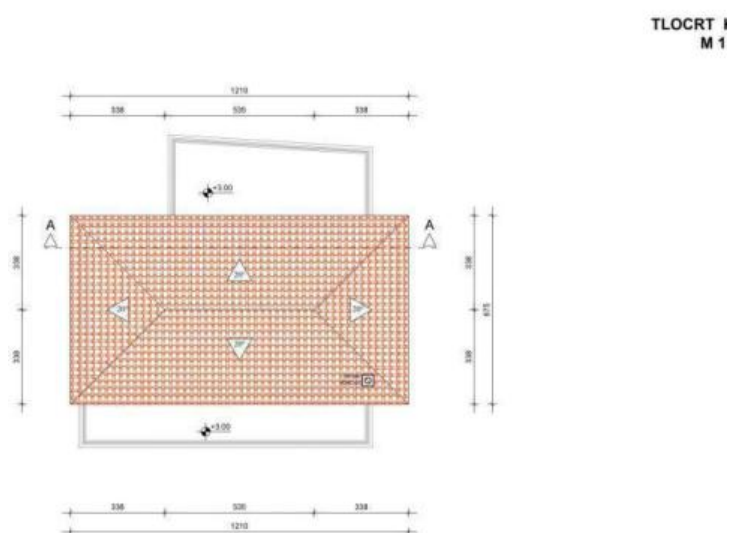
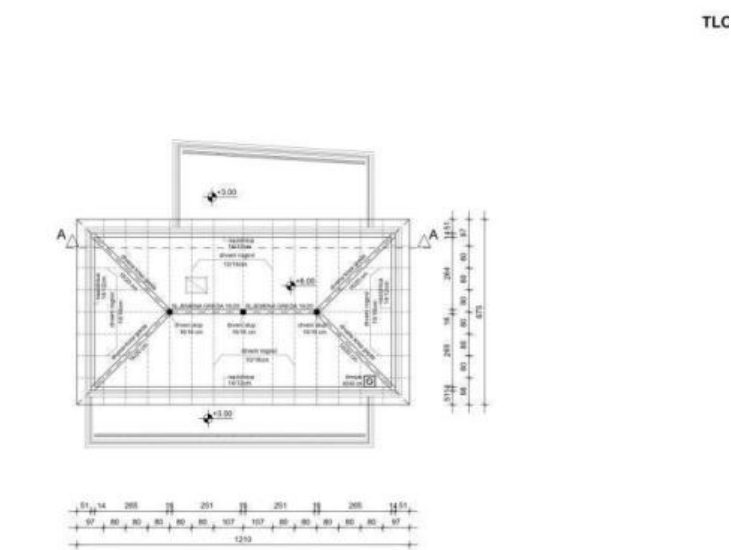
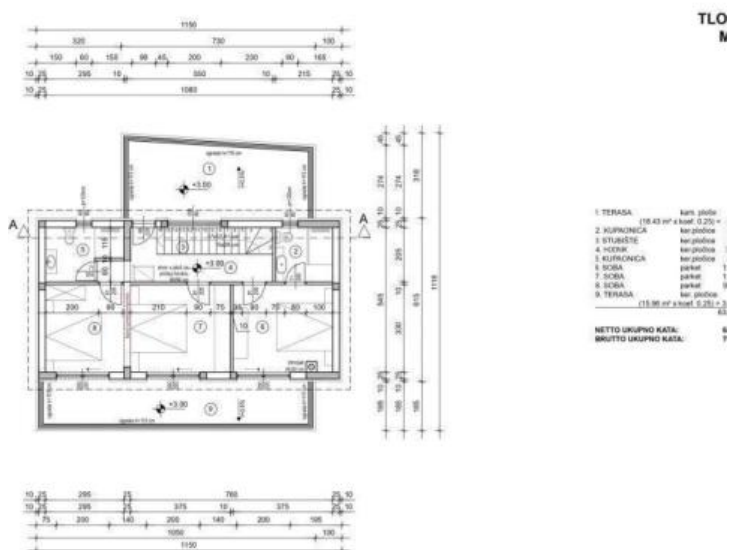


- 1. NATKRIVENI ULAZ - ter. ploča (6,15 m<sup>2</sup> u sklad. s. 0,50)
- 2. WC - ter. ploča
- 3. PREDSOBLJE - ter. ploča
- 4. KUPAONICA - ter. ploča
- 5. SOBA - ter. ploča
- 6. OSTAVA - ter. ploča
- 7. KUHINJA+BLAGOVJERNA - ter. ploča
- 8. TERASA - ter. ploča (25,00 m<sup>2</sup> u sklad. s. 0,50)

NETTO UKUPNO PRIZEMLJE:  
BRUTO UKUPNO PRIZEMLJE:

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