

# House

Malinska-Dubašnica, Kvarner



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<b>Ref</b>	RE-U-32617
<b>Type</b>	House
<b>Region</b>	Kvarner > Island Krk
<b>Location</b>	Malinska-Dubašnica
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1100 m
<b>Floorspace</b>	269 sqm
<b>Plot size</b>	100 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 665 000

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Authentic house with a yard and wonderful stone details in Malinska!

Allow me to introduce to you a residence of rare charm, an authentic stone house imbued with the very spirit of the Mediterranean. This three-story dwelling, encompassing a total gross area of 269.95 m<sup>2</sup>, masterfully blends the allure of traditional craftsmanship with the comforts of modern living—a sanctuary for those who seek a home with character and soul.

The basement, spanning 54.26 m<sup>2</sup>, is an apartment of singular character, welcoming you through a covered vault. The floors, adorned with ancient stone slabs, echo the footsteps of history, while the space itself comprises a cozy living room with a kitchen, a practical storage room, a bathroom, and a bedroom. Adjacent, an additional exterior storage room awaits, perfectly suited for tools or seasonal treasures.

Ascending to the ground floor, one finds access via an internal staircase from the basement, or through the terrace on the opposite side of the house. The living area of 58.88 m<sup>2</sup> boasts a spacious sitting room with a dining area, where the warmth of blue-painted wooden joinery creates an inviting ambiance. The kitchen, both functional and well-equipped, adjoins a living room that opens onto two terraces, ideal for savoring the sea air. This level also includes a bathroom and a restful bedroom.

An open staircase leads to the attic, covering 45.04 m<sup>2</sup>, where three comfortable bedrooms and a bathroom reside. From these chambers, one may gaze out upon the sea, a view as timeless as the house itself.

The exterior is no less enchanting, with a courtyard of 100 sq.m. that invites one to linger amidst the garden's natural beauty. Beneath the terrace lies an operational water tank of 16.20 m<sup>2</sup>, while two septic tanks serve the house, with a sewer system conveniently nearby. Noteworthy preparations have been made to separate the electricity for the basement and ground floor, offering the potential to divide the house into two distinct living units.

This is Mediterranean style at its finest, set in a tranquil environment, yet close to all necessary amenities—a house of quiet elegance, waiting to be discovered.

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.

### **Property advantages:**

Storage  
Stone house  
Modern

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Price per m<sup>2</sup>:  
2.472 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.496 €

Median price/m<sup>2</sup> of this type  
in this region:  
2.980 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
3.017 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2.624 €

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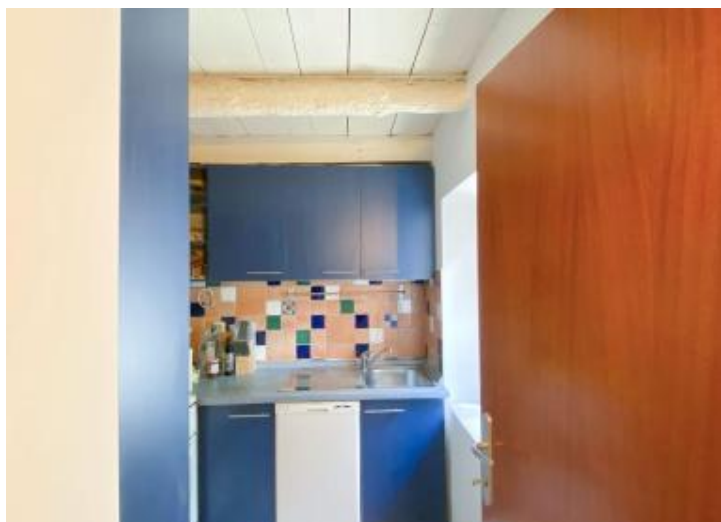
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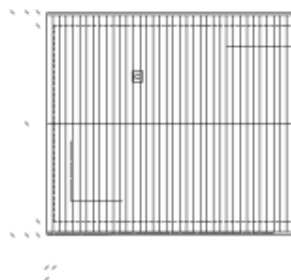
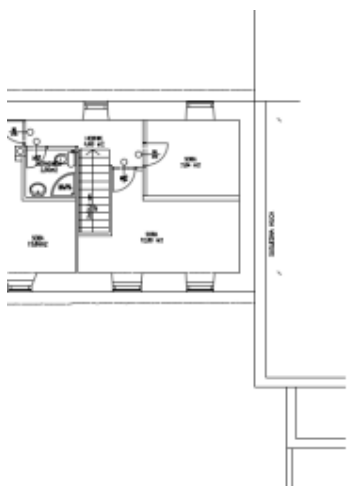
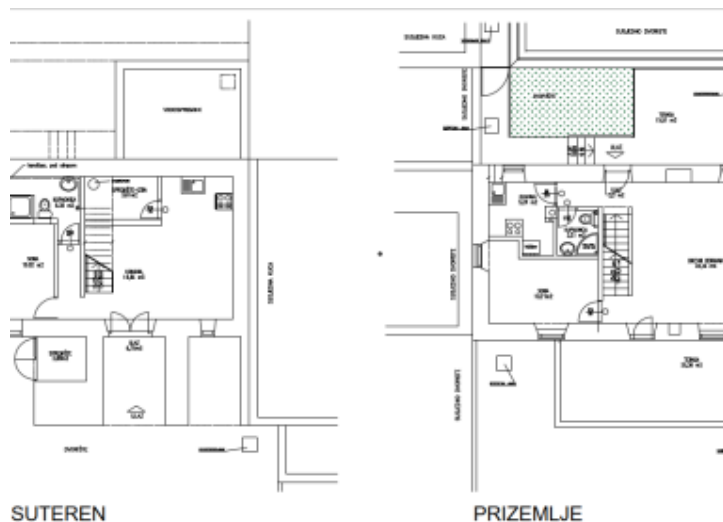
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KAT

KROV