

House

Malinska, Kvarner



Ref	RE-AB-MI29
Type	House
Region	Kvarner › Island Krk
Location	Malinska
Front line	Yes
Sea view	Yes
Distance to sea	5 m
Floorspace	94 sqm
Plot size	135 sqm

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No. of bedrooms	3
No. of bathrooms	3
Price	€ 892 000

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Unique property in Malinska on Krk island (peninsula) right by the water!
Rarity at the market! Unique opportunity!

Malinska: House (ground floor/first floor/attic) with a total gross floor area of 94 m², located in the first row to the sea with a lovely sea view.

The ground floor (lower apartment) is completely separate, so it could potentially be sold independently as part of some arrangement. The seller already has a buyer for the lower floor but does not want to sell separately unless two buyers are found together, in which case it is possible.

The house is a renovation of an old stone house, but visually, there are no signs of the original structure. In reality, the house was rebuilt from the ground up. All partition walls were demolished, and a new concrete slab was made between the ground floor and the first floor. The same was done on the upper level, but everything there is completely new. The cost of renovation was about 25% higher than demolishing and building a completely new house, with the same contractor.

Above the second slab is the attic, with two large rooms (sloped roof, maximum height of 3.5 meters), a bathroom, toilet, shower, and sink.

On the first floor is the living room with kitchen and dining area, along with a bathroom (toilet, bidet, shower, sink). Throughout the house is a covered stone terrace with a fireplace, also made of stone.

All windows, doors, and shutters are custom-made from larch wood. All rooms have air conditioning/inverter for heating and cooling, though due to the thick walls, air conditioning is rarely needed, maybe for a few days a year, and not every year — only when the temperature stays between 32 to 35+ degrees for at least a week.

All rooms are equipped with Norwegian electric radiators, which heat the house even in the coldest winters. The living room also has underfloor heating. Therefore, the living room, which is the largest space in the house and occupies an entire floor (except the bathroom), has four heating sources: air conditioning, underfloor heating, electric radiators, and a gas/wood fireplace (costing €15,000) with a heating system distributed throughout the house. The fireplace heats the living room in two places (since the room is more than 10 meters long) and has separate outlets for each bedroom. The bedrooms also have radiators and air conditioning.

The ground floor (separate lower apartment) has a custom-made kitchen, as does all the interior woodwork. The woodwork and kitchen upstairs are made of cherry wood, including the stairs to the attic.

The attic roof is made of concrete with insulation almost half a meter thick, so there is no heat penetration during summer.

Most of the time is spent on the terrace, where six people can dine at the same table. The terrace is built from rustic stone and covered with a wooden roof, finished with Mediterranean tiles.

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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:

Floor heating
Stone house

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Price per m²:
9.489 €

Average price/m² of this type
in this region:
9.964 €

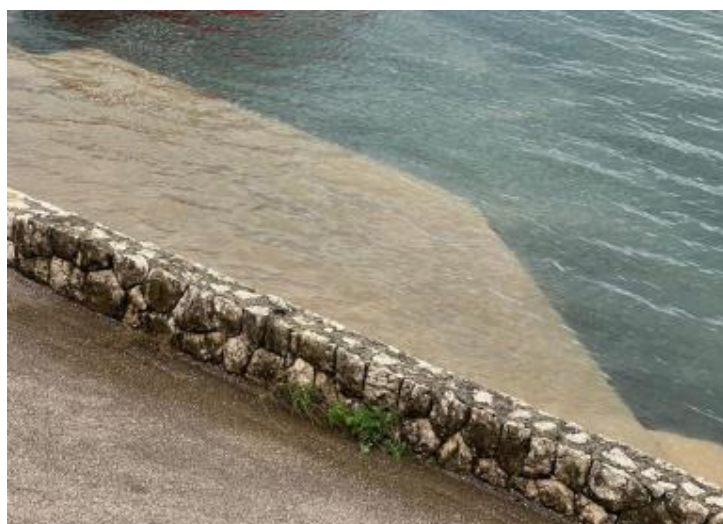
Median price/m² of this type
in this region:
7.375 €

Average price/m² of this type
in Croatia:
5.444 €

Median price/m² of this type
in Croatia:
3.945 €

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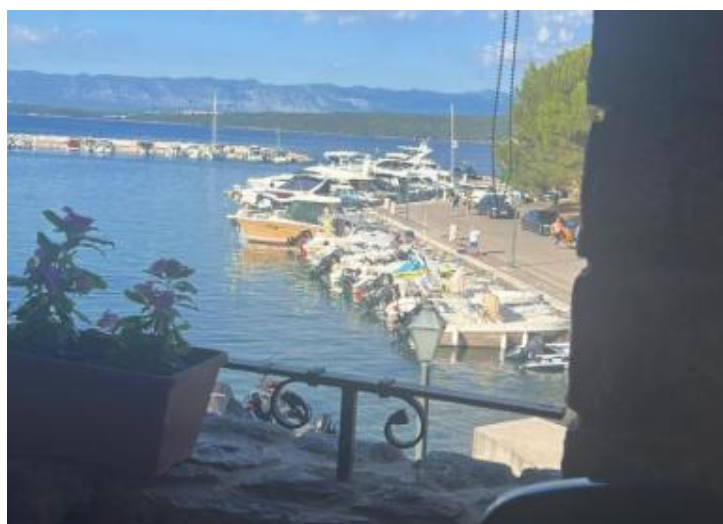
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