

Villa

Malinska-Dubašnica, Kvarner



Ref	RE-U-41418
Type	Villa
Region	Kvarner › Island Krk
Location	Malinska-Dubašnica
Front line	No
Sea view	Yes
Floorspace	280 sqm
Plot size	450 sqm
No. of bedrooms	4
No. of bathrooms	5
Price	€ 1 430 000

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Contemporary villa with every feature you need—and more—located in Malinska on the island of Krk, just 1 km from the sea.

The villa offers 280 square meters of living space on a 450 square meter plot.

Welcome to a villa filled with warmth, thoughtfully designed and ready for you to move in.

Starting at the basement level, you'll find a practical and versatile space. The garage accommodates two vehicles—one large, one small. Adjacent to it is a generous open area, perfect for transforming into a wine tasting room, gaming space, or private gym, depending on your lifestyle. This level also includes a laundry room and technical area with a heat pump and storage, neatly organized for maximum functionality.

The ground floor is the heart of the home. A spacious entrance opens into the main living area. The kitchen and dining room are designed for both quiet mornings and lively dinners. This floor also includes a guest bedroom with a private bathroom, offering your visitors a private and comfortable space. A sauna and an additional bathroom add a touch of luxury to this level.

From the living area and kitchen, step out onto a large terrace and into the highlight of the property: the pool. But not just any pool—this is a heated pool with saltwater, massage jets, and a counter-current swimming system. A below-ground machine room with a heat pump ensures smooth operation. The pool is finished with a light-colored waterproof kulir coating—not ceramic or foil—giving it a unique tone and exceptional durability. The garden is landscaped with Mediterranean plants and includes a sunbathing area, outdoor shower, and barbecue corner.

Upstairs, accessed via an internal staircase, the upper floor reveals the full scope of luxury. Three spacious bedrooms each have their own bathrooms and access to terraces with breathtaking sea views. Two bedrooms include built-in wardrobes, while the master bedroom features a private walk-in closet. Waking up here offers the feeling that the entire Kvarner Bay belongs to you.

Additional premium features that elevate this villa include:

- Underfloor heating throughout the home powered by a heat pump, plus air conditioning units in every room
- A combination of aluminum and PVC joinery in wood-look finish—high-quality, durable, and aesthetically refined
- Ceramic tiles and sanitary fixtures from trusted brands, installed with meticulous precision
- Pre-installed wiring for alarm system, smart home setup, and a video intercom with a large screen at the

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entrance

Most importantly, the villa is sold fully furnished and equipped. Move-in ready, with no waiting required. This is not just a property—it's a home you can be proud of.

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:

- Garage
- Storage
- Gym
- Sauna
- Garden
- Modern

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Price per m²:
5.107 €

Average price/m² of this type
in this region:
4.820 €

Median price/m² of this type
in this region:
4.797 €

Average price/m² of this type
in Croatia:
4.567 €

Median price/m² of this type
in Croatia:
3.950 €

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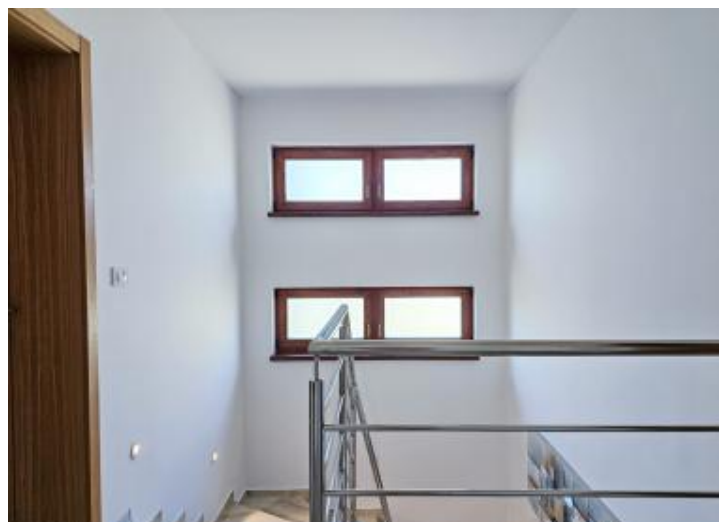
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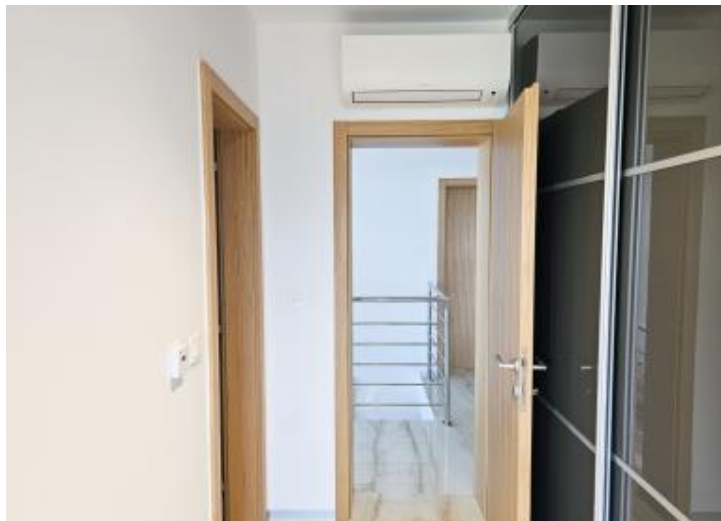
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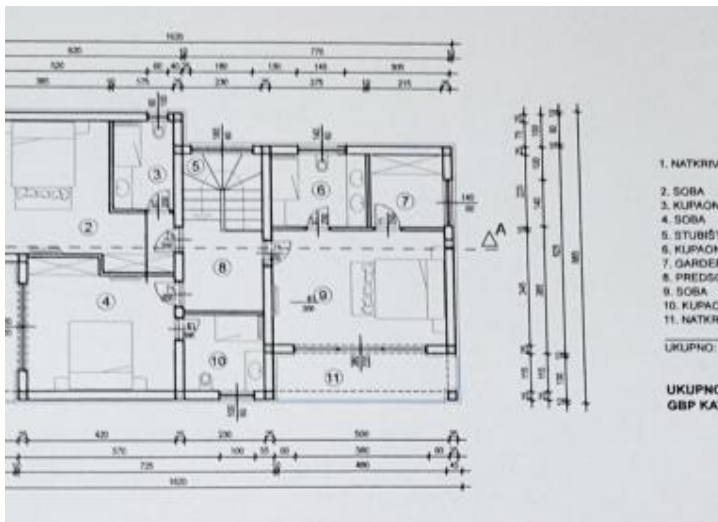
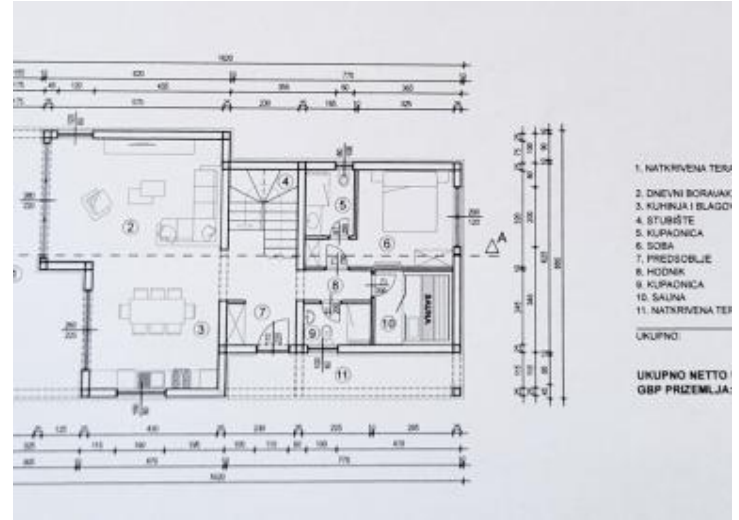
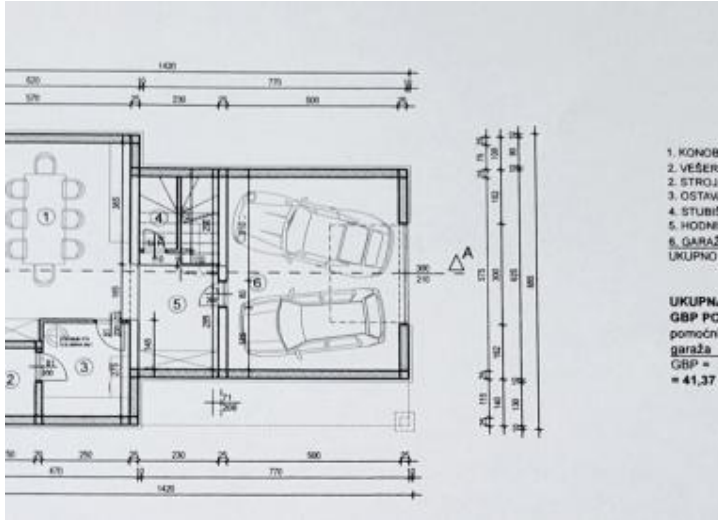
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