

Villa

Malinska-Dubašnica, Kvarner



Ref	RE-U-43460
Type	Villa
Region	Kvarner > Island Krk
Location	Malinska-Dubašnica
Front line	No
Sea view	No
Distance to sea	1500 m
Floorspace	109 sqm
Plot size	125 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 520 000

Villa

Malinska-Dubašnica, Kvarner



Malinska, Krk Island - modern semi-detached villa with pool, fully furnished and ready to move in!

A contemporary semi-detached villetta built in 2025 is for sale in a quiet area near the popular town of Malinska, only 1.5 km from the sea. Perfect as a family home or a rental investment, this property combines high-quality construction, modern design, and a Mediterranean landscaped garden with a private swimming pool.

The house spans two floors with a total net usable area of 108.81 m². The ground floor includes an entrance hall with a guest toilet, a spacious open-plan living area with a modern kitchen and dining room, and access to a covered terrace. Under the staircase, a storage room houses the heat pump and a 190 L water heater.

The first floor features a hallway, three bedrooms, and two bathrooms, one of which is en suite to the master bedroom and includes a walk-in wardrobe. Two bedrooms have direct access to their own covered terraces, offering private outdoor spaces.

The fenced 125 m² plot includes two parking spaces, external heat pump units, an electric water heater, a saltwater heated pool, a KORTA design outdoor stone shower, and space for an outdoor kitchen equipped with cold and hot water, drainage, and electricity. The property is surrounded by a Mediterranean garden, providing a serene outdoor environment.

Premium materials and features include Vaillant underfloor heating, Vaillant inverter air conditioners in all rooms, video surveillance with three cameras, a two-channel intercom, preparation for a rooftop solar power system, energy class A, high-quality ceramics and stone finishes, hand-finished stone façade, and REHAU PVC triple-glazed windows with electric shutters.

The villa is fully designer furnished and sold ready to move in, making it a turn-key solution for private living or a high-end tourist rental. Ownership is 1/1, under the VAT system, which exempts the buyer from paying real estate transfer tax, adding an additional financial benefit.

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:

- Swimming pool
- Storage
- Floor heating

Villa

Malinska-Dubašnica, Kvarner



Garden
Attached
Modern

Villa

Malinska-Dubašnica, Kvarner



Price per m²:
4.771 €

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 €

Villa

Malinska-Dubašnica, Kvarner



Villa

Malinska-Dubašnica, Kvarner

