

# Land plot

## Malinska-Dubašnica, Kvarner



<b>Ref</b>	RE-U-44460
<b>Type</b>	Land plot
<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>	5 m
<b>Floorspace</b>	70 sqm
<b>Plot size</b>	670 sqm
<b>Price</b>	€ 1 380 000

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Exclusive Seafront Land in Malinska – Prime Investment Opportunity!  
Unique property for Krk island (peninsula)!

Discover a rare opportunity to own first-row land by the sea in one of Malinska's most desirable locations. This 670 m<sup>2</sup> plot offers direct access to the water and breathtaking, unobstructed sea views.

Currently, the property features a functional house (57 m<sup>2</sup>) with an additional 13 m<sup>2</sup> of storage, but the true value lies in the land's exceptional development potential. According to current spatial planning, it is possible to construct a new villa with a footprint of up to 150 m<sup>2</sup>, including ground and first floors, or even two separate residential units – perfect for a luxury holiday rental or an exclusive private residence.

With first-row coastal plots being extremely limited, this property represents a high-potential investment, offering both strong future value growth and secure market liquidity.

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  
Urbanized

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Price per m<sup>2</sup>:  
2.060 €

Average price/m<sup>2</sup> of this type  
in this region:  
313 €

Median price/m<sup>2</sup> of this type  
in this region:  
290 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
267 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
187 €

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