

# House

Malinska-Dubašnica, Kvarner



|                         |                      |
|-------------------------|----------------------|
| <b>Ref</b>              | RE-U-47093           |
| <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>  | 400 m                |
| <b>Floorspace</b>       | 200 sqm              |
| <b>Plot size</b>        | 630 sqm              |
| <b>No. of bedrooms</b>  | 3                    |
| <b>No. of bathrooms</b> | 1                    |
| <b>Price</b>            | € 485 000            |

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## Malinska-Dubašnica, Kvarner



This traditional stone villa in Malinska presents a prestigious investment opportunity for buyers seeking an authentic Mediterranean renovation project on the Island of Krk. Situated just 400 meters from the shimmering Adriatic coastline, this detached stone house captures the timeless essence of the Dubašnica region, an area celebrated for its lush oak forests, historic pastures, and superior microclimate.

The property is set on a generous land plot of 630 square meters, offering ample space for a landscaped Mediterranean garden, outdoor dining areas, or a private swimming pool.

The house itself spans two floors plus a high attic, totaling 165 square meters of living space with immense potential for transformation into a luxury heritage villa or a high-end boutique rental property.

The architectural layout currently features a ground floor with a hallway, kitchen, living area, one bedroom, and three versatile storage rooms that can be reimagined during the renovation process. The first floor accommodates two additional bedrooms, a living room, a bathroom, and a separate toilet, while the spacious attic provides a unique opportunity to create a master suite or a panoramic studio. A remarkable historical highlight of this estate is the original indigenous stone cistern dating back to 1868, which serves as a stunning centerpiece in the yard and a testament to the property's rich Istrian-Dalmatian heritage.

Malinska has evolved from a historic wood-exporting port and a preferred health retreat for the Viennese aristocracy into one of the most elite tourist destinations on the Island of Krk. Known for having over 260 sunny days per year and a highly indented coastline, the area offers a diverse range of beaches—from the family-friendly pebble shores and sandy coves to the adventurous rocky inlets along the famous Rajska Cesta or Paradise Road. This strategic location is particularly favored by international investors due to its excellent connectivity to Rijeka and Zagreb, as well as its reputation as a safe, peaceful sanctuary for families and outdoor enthusiasts interested in sailing, cycling, and hiking.

This renovation project allows the future owner to preserve the authentic Mediterranean culture—traditionally rooted in olive growing, viticulture, and fishing—while incorporating modern luxury amenities and high-end technical standards. Properties of this size and proximity to the sea are increasingly rare in the Malinska-Dubašnica municipality. Whether you are looking to create a bespoke family summer home surrounded by centuries-old stone walls or a unique investment property in a Top Croatian destination, this stone house offers the perfect canvas. The expansive garden and historical character combined with the developed infrastructure of Malinska make this a standout choice in the current Krk real estate market.

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:**

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Swimming pool

Storage

Garden

Detached

Stone house

Modern

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Price per m<sup>2</sup>:  
2.425 €

Average price/m<sup>2</sup> of this type  
in this region:  
3.427 €

Median price/m<sup>2</sup> of this type  
in this region:  
2.835 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
3.035 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2.625 €

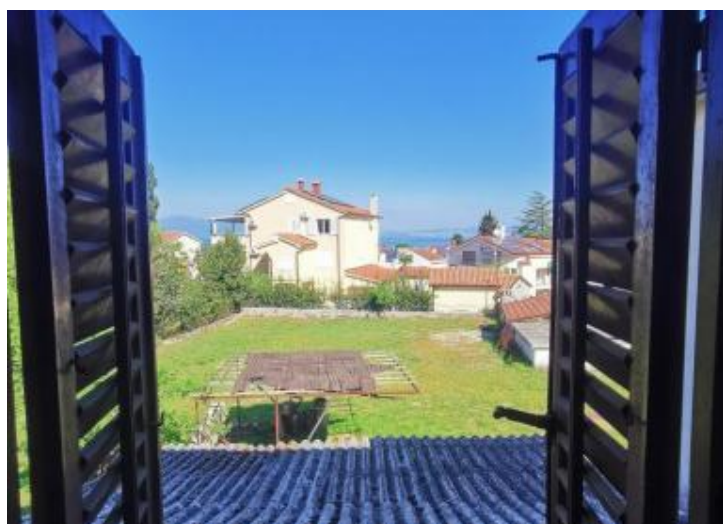
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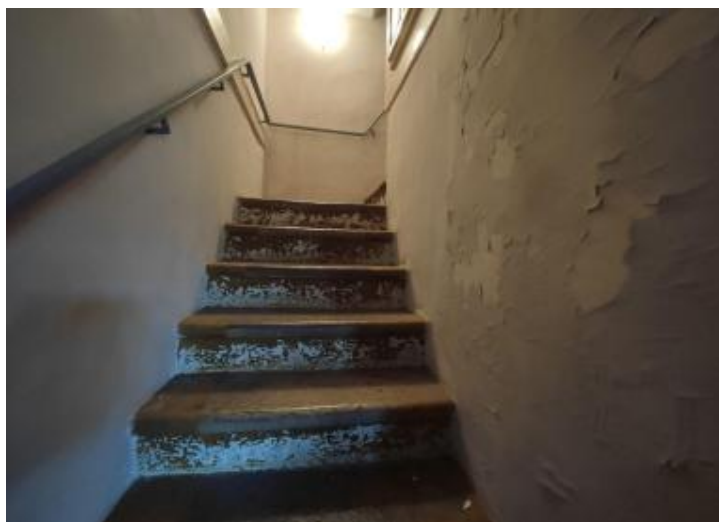
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