

# Villa

## Malinska, Kvarner



<b>Ref</b>	RE-AB-V-53
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Island Krk
<b>Location</b>	Malinska
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	1000 m
<b>Floorspace</b>	250 sqm
<b>Plot size</b>	600 sqm
<b>No. of bedrooms</b>	4

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**No. of bathrooms**

4

**Price**

€ 720 000

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Three modern villas in Malinska at the final stage of construction.

Villas are about 1 km from the sea and have wonderful sea views.

Each villa has brutto surface of 250-270 sq.m. and land plot of cca. 600 sq.m. with swimming pool.

There are two levels:

On the ground floor there is a salon, a Scavolini kitchen with all appliances, a dining area with an outdoor terrace with a spice garden, a spacious hall, a laundry room and a bathroom with a toilet.

On the upper floor there is a hall, 4 bedrooms, each with a private bathroom en-suite. In front of the house is a terrace with a heated pool of 36 m<sup>2</sup> and porcelain mosaic tiles and a sun deck of 57 m<sup>2</sup>.

Mediterranean plants were planted around the entire house and an automatic irrigation system was implemented.

On the upper side of the house there are 3 parking spaces and arranged sidewalk.

Lovely peaceful location.

The following materials are used:

- quality stone
- wood-aluminum joinery
- windows are three-layer with UV protection
- digital front door with covered space
- garden recessed lighting
- Zepter water purifiers
- heating and cooling system with LG A ++ energy class heat pumps and underfloor heating and fan convectors
- Caparol 10cm facade system
- video surveillance and alarm system

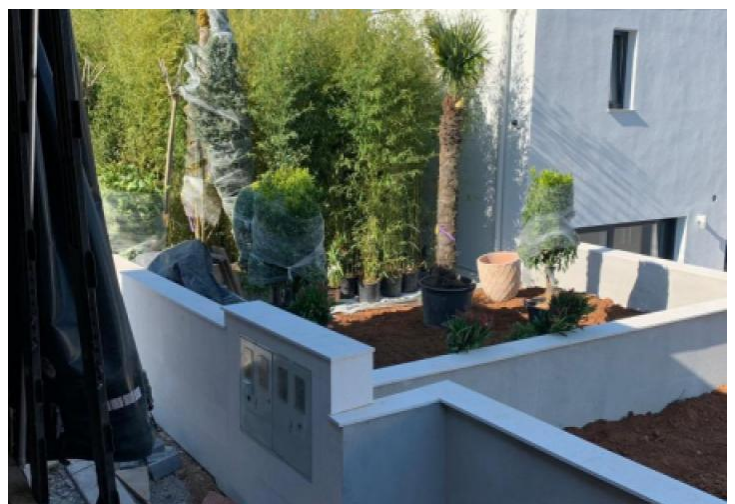
Great option.

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.



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