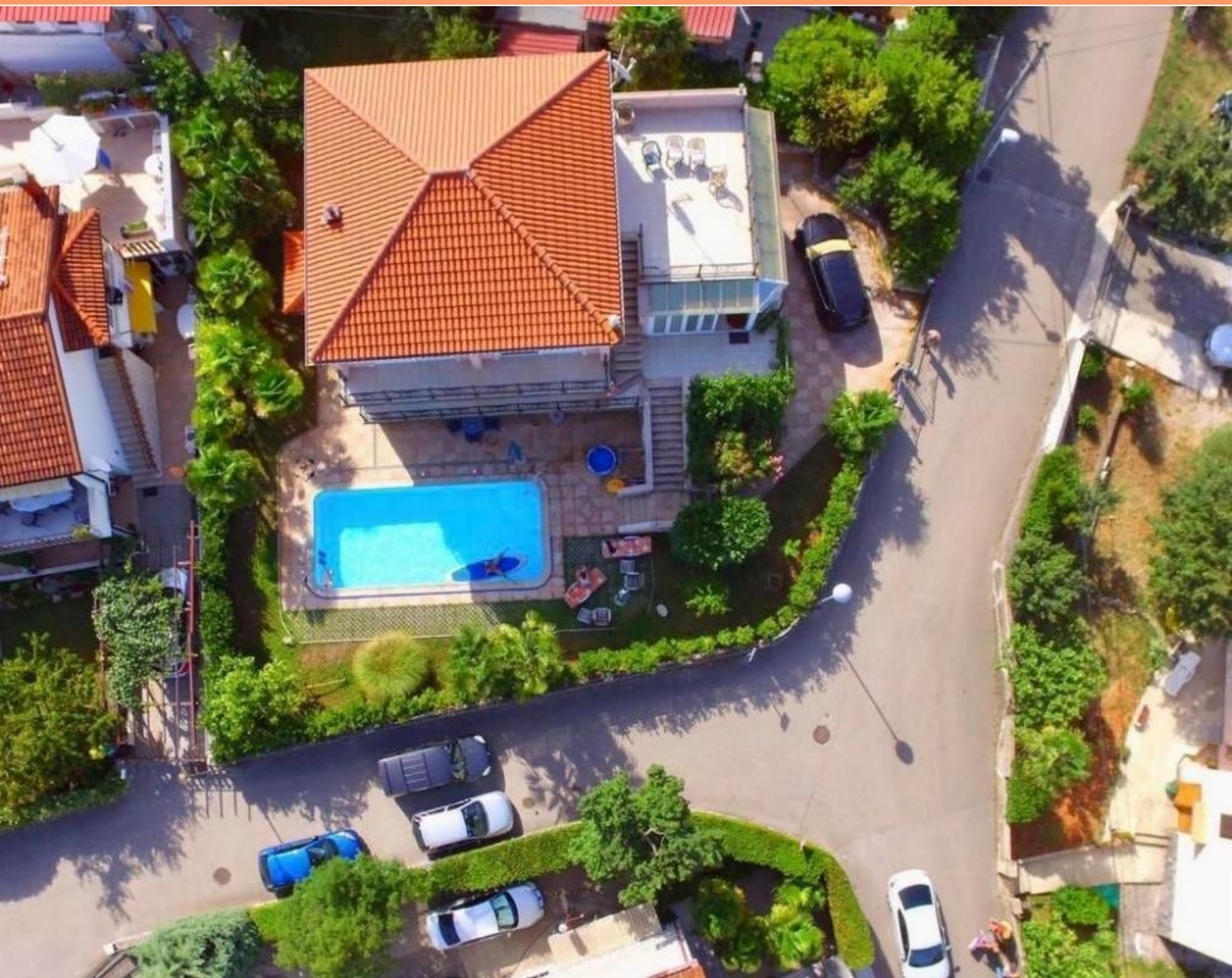


# Villa

Malinska, Malinska-Dubašnica, Kvarner



<b>Ref</b>	RE-U-13140
<b>Type</b>	Villa
<b>Region</b>	Kvarner > Island Krk
<b>Location</b>	Malinska, Malinska-Dubašnica
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	50 m
<b>Floorspace</b>	430 sqm

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<b>Plot size</b>	650 sqm
<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 1 100 000

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Super-villa with swimming pool in Malinska just 50 meters from the sea!

Total surface is 430 sq.m. Land plot is 650 sq.m.

Villa belongs to 1962, completely rebuilt in 2008 and then modernized in 2014..

Villa has three levels and panoramic sea view.

Lower floor has an independent entrance and offers 2 bedrooms, bathroom plus household room (laundry). and fitness studio (gym).

Middle floor offers studio, dining room, salon, kitchen, office with separate entrance, guest wc. Spiral staircase to the 3rd floor. There is a large balcony on the 2d floor and also independent indoor garden of 60 m<sup>2</sup>, with panoramic glass walls.

Upper floor has a hall, 3 bedrooms, 2 of them with large balconies, 2 bathrooms with jacuzzi, shower, bidet, toilet. Exit to the open terrace of 50 m<sup>2</sup> with marvellous sea views.

The villa is fully furnished and equipped with appliances and electronics.

Land area of 651 m<sup>2</sup> is fenced with natural stone in combination with a wrought iron fence and laurel higher than 2 metres which guarantees complete privacy and perfect isolation.

Villa benefits:

- Well-groomed lawn combined with stone tiles.
- Trees - palm trees, grapes, figs, cypress, laurel.
- Automatic irrigation system.
- Natural stone grill with mechanical baking rack.
- Swimming pool with sea water 75 m<sup>3</sup> (9.5 \* 4.5 \* 1.8).
- Automatic filtration system water pump, filter, etc.
- Automatic iron doors on remote control
- Central heating (Boiler - 2000 liters of diesel)
- Underfloor heating
- Seven air conditioners
- Car garage with automatic garage door.
- Auxiliary garage
- Boiler room and storage.

The villa is completely ready for life.

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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## Property advantages:

- Garage
- Swimming pool
- Storage
- Gym
- Spa
- Garden

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Price per m<sup>2</sup>:  
2.558 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.820 €

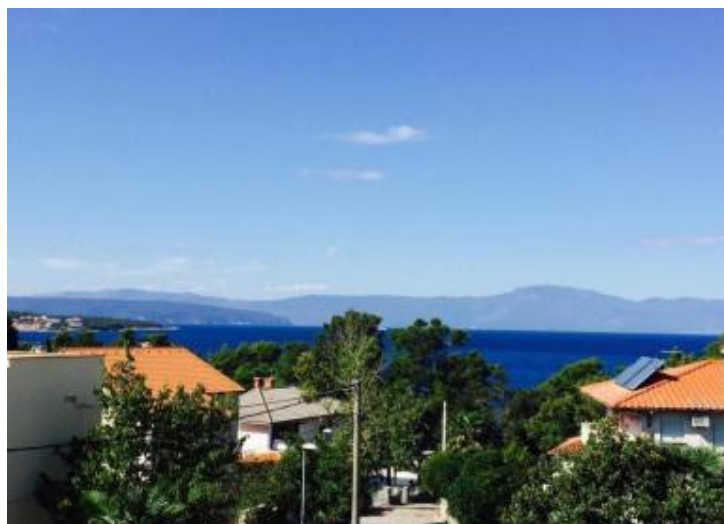
Median price/m<sup>2</sup> of this type  
in this region:  
4.797 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.567 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3.950 €

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