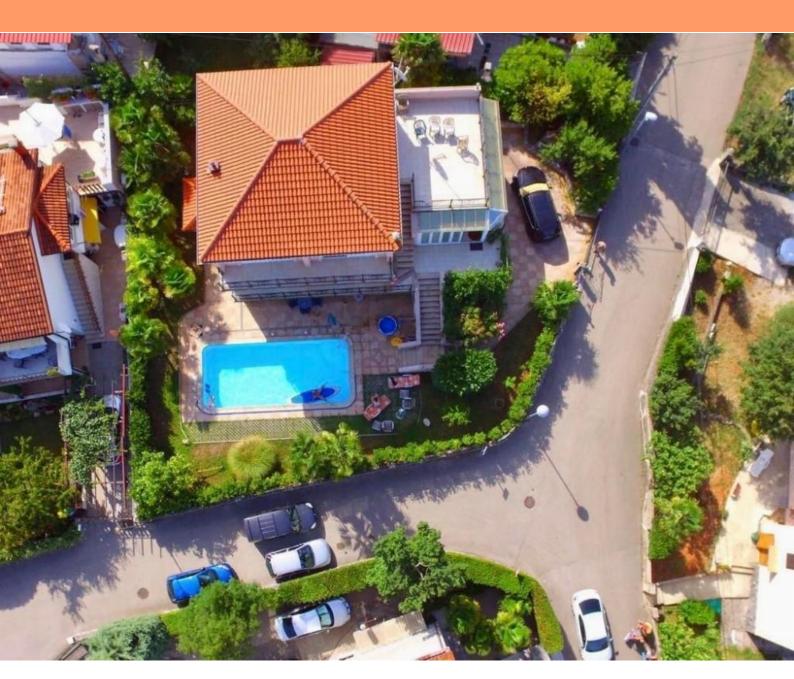
VillaMalinska, Malinska-Dubašnica, <u>Kvarner</u>





Ref RE-U-13140

Type Villa

Region Kvarner > Island Krk

Location Malinska, Malinska-Dubašnica

Front line No
Sea view Yes
Distance to sea 50 m
Floorspace 430 sqm

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Plot size 650 sqm

No. of bedrooms 5 No. of bathrooms 3

Price € 1 100 000

Villa

Malinska, Malinska-Dubašnica, Kvarner



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 floorn and also independent indoor garden of 60 m2, 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 m2 with marvellous sea views.

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

Land area of 651 m2 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 m³ (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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Price per m² 2558 €

Average price/m² of this type in this region: 4798 €

Median price/m² of this type in this region: 4627 €

Average price/m² of this type in Croatia: 4416 € Median price/m² of this type in Croatia: 3873 €

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