

Villa

Ljutići, Malinska-Dubašnica, Kvarner



Ref	RE-U-26539
Type	Villa
Region	Kvarner › Island Krk
Location	Ljutići, Malinska-Dubašnica
Front line	No
Sea view	Yes
Distance to sea	2000 m
Floorspace	130 sqm
Plot size	445 sqm
No. of bedrooms	3
No. of bathrooms	3
Price	€ 720 000

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Villa with pool in Ljutići, Malinska-Dubašnica, on Krk island, 2 km from the sea.

Total area is 130 sq.m. Land plot is 445 sq.m.

The villa is spread over two floors, on the ground floor there is a kitchen with a dining room, a living room and a bathroom. On the first floor there are two bedrooms with balconies and two bathrooms.

The property also has 2 storage rooms, covered terrace, summer kitchen with barbecue, outdoor toilet and shower. It is sold furnished and fully equipped. There is a heated swimming pool with salt water on the fenced and landscaped garden.

There are 2 parking spaces next to the house.

Villa was built in 2020 and now is fully functional.

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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