

MALINSKA - LUKSUZNA VILA - 100 METARA OD MORA,

Malinska-Dubašnica, House



Seller Info

Name: Dogma Nekretnine
First Name: Dogma
Last Name: Nekretnine
Company Name: Dogma nekretnine d.o.o.
Service Type: Selling and renting
Website: <https://dogma-nekretnine.com>
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in

Pula, Anticova 5 and in Zagreb,
Ulica grada Vukovara 284
(Almeria building D). Our
teams are at your disposal in all
locations!

Listing details

Common

Title:	MALINSKA - LUKSUZNA VILA - 100 METARA OD MORA
Property for:	Sale
House type:	detached
Property area:	195 m ²
Lot Size:	250 m ²
Bedrooms:	6
Bathrooms:	3
Price:	830,000.00 €
Updated:	Apr 15, 2024

Condition

Newbuild:	yes
Built:	2023

Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Malinska-Dubašnica
City area:	Malinska
ZIP code:	51511



Permits

Ownership certificate:	yes
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Description

Description:	<p>Only 100 meters distance from the sea in Malinska, we offer a very modern designed semi-detached villa with a swimming pool. The villa was built for families who know how to appreciate top-notch architecture, modern life and proximity to all the summer facilities they want. The unit with a total living area of 195.94 m² consists of: →Basement: comfortable master bedroom with private bathroom and wardrobe, laundry room and multifunctional room at the request of the future owner (wellness, fitness, tavern, wine cellar...) →Ground floor: 2 rooms with private bathrooms, terrace →First floor: toilet, open space kitchen, dining room and living room, terrace The planned completion date of this villa is December 2023. The villa is built with top quality building materials. The base is a combination of concrete and brick, the inner walls are 4-layer plaster. Classic</p>
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Mediterranean tiles will be used for the roof, and the TPO system will be used for the flat parts of the roof. All construction procedures and materials include the highest standards for construction. Joinery: Windows and glass walls will be built-in and with electric ALU blinds and mosquito nets. The entrance door will be an ALU anti-burglary door, while all interior doors will be made of solid wood and installed with the highly elegant Inline technique. The door handles will be in a neutral design from a German manufacturer of the first class. The terrace, balconies and staircase will have a safety glass fence. Floors: - Living areas, corridors, staircase, and common areas - Italian ceramics of the first class, larger format in a very light gray color with a mild and neutral stone pattern, - Bathrooms - 1st class Italian ceramics in medium format in light to medium gray or beige color with a slight stone pattern - Bedrooms - German 3-layer first-class oak parquet in a natural look, oiled and brushed matte finish layer 15 mm thick, - Outdoor space - Italian ceramic tiles of the first class R11 of medium format in light gray or white color with a slight stone pattern; - Approach - Slovenian pavers of the first class of medium gray color, Croatian lawn of the first class roll-on. Bathrooms: - equipped with shower cabins (with regular and rain showers), concealed flushing system, frameless toilets, bidets and surface-mounted sinks (Class I German manufacturers Grohe, Hansgrohe, Villeroy& Boch) Cooling/heating: - An air source heat pump will be installed to provide hot water and comfortable heating in winter through a floor heating system in all rooms and spaces. - Cooling will be done using air conditioners in all rooms. Sockets/switches: - neutral design equipment in silver or white color will be used (Panasonic) Swimming pool: - The surface of the pool will be in Class I French foil with a design to create a turquoise water effect - water heating using an air heat pump Built-in preparations: - Preparation for the alarm system and surveillance cameras, - Preparation for smart home installations, - Preparation for electric car charging station, - Preparation for roof solar system. WE ARE AT YOUR DISPOSAL FOR ALL INFORMATION: BARBARA POPOVIC +385919259816 barbara.popovic@dogma-nekretnine.com NIKA TOMAIĆ +385981919398 nika.tomaic@dogma-nekretnine.com MARINA POLONIO +38598329462 marina.polonijo@dogma-nekretnine.com ID CODE: 15185

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