

## Otok Krk, Malinska - ekskluzivna villa 320m2, pogled na more.

### Malinska-Dubašnica, House



#### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts

who know every challenge on  
the way to the best real estate.

Our focus is quality, safety and  
finding the perfect property for  
the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Otok Krk, Malinska - ekskluzivna villa 320m2, pogled na more
Property for:	Sale
House type:	detached
Property area:	320 m <sup>2</sup>
Lot Size:	500 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	4
Price:	1,350,000.00 €
Updated:	Oct 05, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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## Heating

Central heating: yes

## Parking

Number of parking spaces: 3

## Description

Description: Kaiser Immobilien mediates the sale of a luxurious autochthonous villa in the Mediterranean style, in the vicinity of Malinska on the island of Krk. High quality workmanship in combination with modern technology and traditional materials make a perfect combination that leaves an unrepeatably impression at first glance. Massive entrance steps and stone door and window frames, all made of natural stone, introduce us to a luxuriously equipped beauty that doesn't even try to hide its charm. The villa is oriented to the southwest, which guarantees excellent illumination of the rooms as well as a sufficient number of sunny hours throughout the year. The building was designed and built as a detached family house with a basement and a harmoniously arranged garden, with a total living area of 320m<sup>2</sup>. On the ground floor, next to the entrance area, there is a living room with a fireplace, a kitchen and a dining room, a guest toilet, a bedroom with a bathroom, and a storage room. There are three bedrooms with bathrooms on the first floor, two of which have access to a covered southwest-facing terrace with an open panoramic view of the sea. The villa also has a spacious basement, which can be reached by an internal staircase, and which consists of a social room with an internal fireplace, a wellness room and a fitness room, an engine room, and a toilet. There is also a swimming pool in the harmoniously arranged garden area of 500m<sup>2</sup>. with sunbathing area and shower, and summer kitchen. The construction and furnishing of this luxury villa are extremely high-quality, the floors are tiled with high-quality ceramics, all external and internal window and door frames are made of massive natural stone, high-quality carpentry is installed, and the entire building has underfloor heating using a heat pump, and all rooms are air-conditioned. Video surveillance and electric opening of the patio door are included in the package. Top-quality furniture and a kitchen with appliances are being installed in the building, and the villa is being sold equipped and furnished. In April 2024, the building is ready for occupancy. The commission of the agency for the buyer is 3% + VAT and is paid in case of real estate purchase, when the first legal deed is concluded. ID CODE 105-197 ID CODE: 105-197

## Additional contact info

Reference Number: 648122  
Agency ref id: 105-197