



## listing



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per: Saldi

#### Posizione

Nazione: Croatia  
Stato / Regione / Provincia: Primorsko-Goranska Zupanija  
Città: Krk  
Pubblicato: 05/05/2025

#### Descrizione:

Krk – Malinska: Residential and Commercial House, First Row with Sea View (50 m from the Sea) - unique prime position!

This property consists of both residential and commercial areas, including apartments and rooms for tourism.

The basement (161 m<sup>2</sup>) features a hallway, boiler room, fully equipped restaurant and kitchen, storage room, two restrooms, and four bedrooms, each with its own bathroom and covered terrace.

The ground floor (151 m<sup>2</sup>) includes an entrance and reception area, five rooms, five restrooms, a storage room, four covered terraces, a loggia, and a staircase.

The first floor (169 m<sup>2</sup>) offers a staircase, hallway, two storage rooms, two bathrooms, a living room and dining area, kitchen, three restrooms, three bedrooms, one uncovered terrace, and five covered terraces.

There is also an attic and staircase space (777 m<sup>2</sup>).

The house is beautifully maintained and fully functional for year-round living as well as tourist rentals. It features central heating with radiators powered by wood and heat pumps using fan coil units. Cooling is provided via a Mitsubishi split system and fan coil units. The house has quality wooden larch joinery (windows and shutters).



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This is a unique property in a prime tourist location.

Utilities include water, electricity, city water supply, central heating and ventilation system, telephone, asphalt road access, air conditioning, and city sewerage.

Permits: exempt from energy certification requirement, building permit, title deed, and occupancy permit.

Technical equipment includes an intercom, ISDN, cable TV, ADSL, and alarm system.

There are more than 7 parking spaces, including a covered parking spot.

Additional features: garden, traditional wine cellar (konoba), barbecue area, and proximity to amenities such as a park, fitness center, sports complex, playground, post office, bank, kindergarten, and shops.

Distance from the sea: 50 meters.

Ref: RE-AB-MI8

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.

## **Comune**

Camere da letto:	12
Bagni:	10
Finito piedi quadrati:	1258 mq

## **Lease terms**

Date Available:

## **Informazioni aggiuntive**

URL del sito:	<a href="http://www.arkadia.com/ZLWS-T2800/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/ZLWS-T2800/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## **Contact information**

IMLIX ID:	re-ab-mi8
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