

# House Malinska, Malinska-Dubašnica, 195,94m<sup>2</sup>

**ID CODE:** 15186

**Real estate:** House

**Offer type:** For sale

**Location:** Primorje-Gorski Kotar County, Malinska-Dubašnica, Malinska

**Price:** 850,000 €

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## Description:

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 m<sup>2</sup> consists of:

- Basement: comfortable master bedroom with private bathroom and wardrobe, toilet, 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 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:

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**Square size:** 197 m<sup>2</sup>

**Plot square size:** 250 m<sup>2</sup>

**Total rooms:** 6

**Bedrooms:** 3

**Bathrooms:** 3

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**Water:** Yes

**Electricity:** Yes

**Municipal water supply:** Yes

**City sewerage:** Yes

**Alarm:** Yes

**Security cameras:** Yes

**Tavern:** Yes

**Terrace:** Yes

**Sea views:** Yes

**Swimming pool:** Yes

**Cellar:** Yes

**Parquet:** Yes

**Storage space:** Yes

**House type:** villa

**Year of construction:** 2023

**Number of parking spaces:** 2

**Title deed:** Yes

**Gardens:** Yes

**Grilling:** Yes

**Post:** Yes

**Kindergarten:** Yes

**School:** Yes

**Distance from the sea:** 100 m

**Flask:** Yes

**Markets:** Yes

**Near to the sea:** Yes

**Swimming pool:** Yes

**House by the sea:** Yes

**Fairy:** Yes

**New construction:** Yes

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