

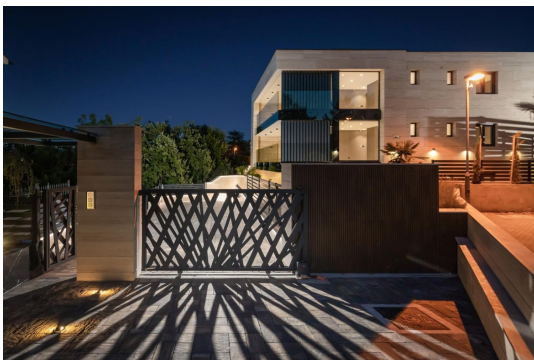
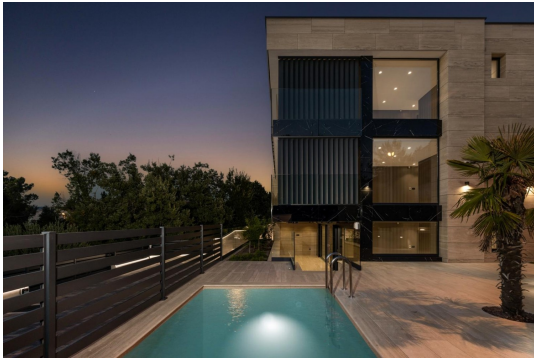
## ISTRIA ADRIA

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<b>Code :</b>	12557
<b>Location :</b>	Malinska-Dubašnica
<b>Building size :</b>	120 m2
<b>Lot size :</b>	43 m2
<b>Garden size :</b>	0.00 m2
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	3
<b>Air conditioning :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Energy efficiency :</b>	Not specified

**Price :** 675.000 €

We offer an exclusive floor in a luxurious villa with a private pool, located in the beautiful Malinska on the island of Krk. It is a top-quality real estate signed by a well-known and trusted investor, with an emphasis on contemporary architecture, quality materials and the most modern smart home systems.

The entrance area leads into a sophisticatedly designed open-concept living area, where the spacious living room unobtrusively connects to the kitchen and dining room. The dominant glass wall allows for plenty of natural light and creates an impression of airiness and timeless elegance.

The floor has been carefully designed to meet the highest living standards, offering three bedrooms, two luxurious bathrooms and an additional guest toilet. Every detail of the space has been thought out with an emphasis on aesthetics and functionality.

A special note of exclusivity is given by the spacious loggia of 20 m<sup>2</sup>, ideal for quiet moments of relaxation, as well as the private garden of 25 m<sup>2</sup> that provides an intimate outdoor space. The whole experience is rounded off by our own pool of 15 m<sup>2</sup>.

The property offers its own yard, electric car chargers, two parking spaces and a high level of comfort and privacy. An excellent location, luxurious equipment and a modern living concept make this property the perfect choice for those who seek more.

Sandra Vrkić

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