

# New development

## Novi Vinodolski, Kvarner



|                         |                           |
|-------------------------|---------------------------|
| <b>Ref</b>              | RE-AB-PO                  |
| <b>Type</b>             | New development           |
| <b>Region</b>           | Kvarner > Novi Vinodolski |
| <b>Location</b>         | Novi Vinodolski           |
| <b>Front line</b>       | Yes                       |
| <b>Sea view</b>         | Yes                       |
| <b>Distance to sea</b>  | 10 m                      |
| <b>Floorspace</b>       | 141 sqm                   |
| <b>No. of bedrooms</b>  | 3                         |
| <b>No. of bathrooms</b> | 2                         |
| <b>Price</b>            | € 469 000                 |

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Unique 1st line 5\*\*\*\*\* residence of luxury apartments next to unique isolated beach and with swimming pools offers 2 apartments for sale!

The apartments are overlooking the sea!

In the second building, there are two apartments of 141-145 sq.m. for sale: one on the ground floor and one on the first floor.

Apartment on the ground floor has three bedrooms with dressings and two bathroom, salon with kitchen and terrace.

Apartment on the 1st floor has two three bedrooms with dressings and two bathrooms, salon with kitchen and terrace.

In front of the house, apartments each have parking space, apartments also include a basement storage room of approximately 26 m<sup>2</sup>.

Additionally, the owners of these three apartments have access to a swimming pool located in front of both buildings. A path from the swimming pool leads down to a pebble beach by the sea.

These properties stand out due to their modern design and high-quality craftsmanship. The interior carpentry is made from top-brand Inles wood. The entrance doors feature security locks and cylinders. Electric motor-driven aluminum blinds and wooden shutters provide heat protection and privacy. The windows have external and internal mullions made of Brac stone. The interior walls are painted with eco-friendly paints, and the walls and floors of the bathrooms are covered with first-class ceramics, including underfloor heating. The rooms, living room, and kitchen floors are covered with heat-treated natural wood parquet, protected by three layers of varnish. Stairs and balconies are finished with stone slabs, Brac stone bases, and wrought iron fencing.

The building is fully equipped with all necessary installations, including high and low power, telephone, TV antenna, water supply and disposal, and sewage systems. Heating and cooling are managed by Mitsubishi Electric air conditioners. Designed as a smart villa, it includes a video intercom, motion and smoke detectors, and controls for lighting, heating, and cooling, as well as blinds with Vimar Eikon sockets and switches, Schrack cabinets and distributors, and an antenna device for terrestrial and satellite TV and radio reception.

The yard is meticulously landscaped with Mediterranean plants, ornamental shrubs, and flowers, all maintained by an automatic irrigation system. The parking spaces are paved and seamlessly integrated into the green areas.

The apartments have wonderful ergonomics, amazing sea views!

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

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commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m<sup>2</sup>:  
3326 €

Average price/m<sup>2</sup> of this type  
in this region:  
3326 €

Median price/m<sup>2</sup> of this type  
in this region:  
3326 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4939 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
5000 €



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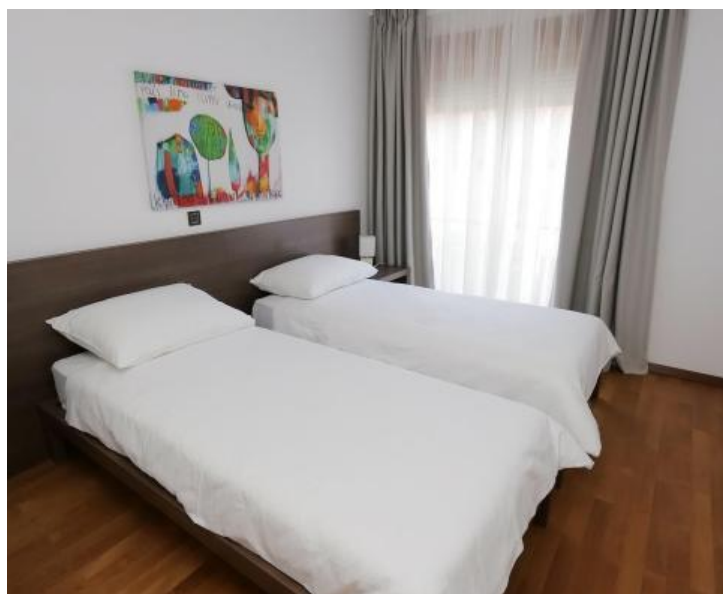
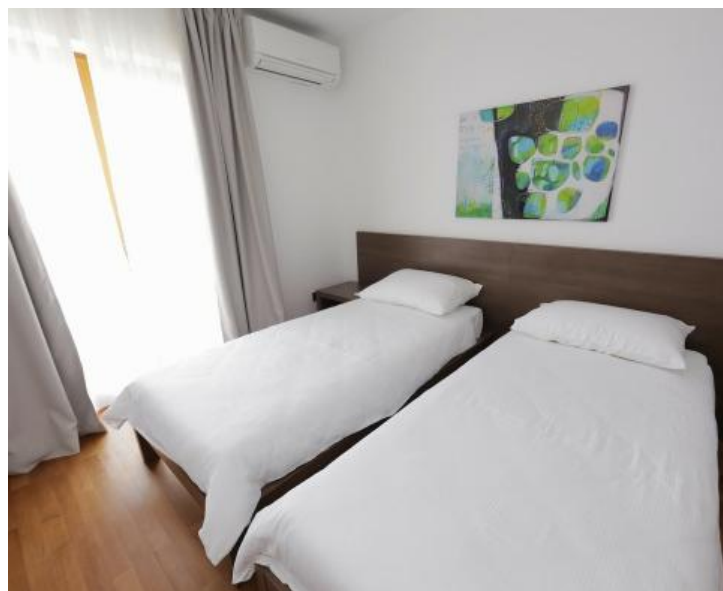
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