

Villa

Novi Vinodolski, Kvarner



Ref	RE-U-37748
Type	Villa
Region	Kvarner › Novi Vinodolski
Location	Novi Vinodolski
Front line	No
Sea view	No
Distance to sea	100 m
Floorspace	200 sqm
Plot size	400 sqm
No. of bedrooms	6
No. of bathrooms	3
Price	€ 620 000

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Novi Vinodolski - House with Swimming Pool, 100m from the Sea!

This stunning 200 m² house with a pool is just 100m from the sea, offering the perfect blend of comfort, privacy, and luxury on a beautifully landscaped 400 m² land plot.

Spanning three levels, the house features a basement with a tavern, game room, and toilet. The ground floor includes a spacious living room, two bedrooms, a modern bathroom, and a kitchen with a dining area opening onto a terrace. The first floor offers four bedrooms, two bathrooms, a storage room, and a balcony with breathtaking sea views. Internal stairs and a separate entrance allow easy conversion into two independent units.

The outdoor area boasts a pool with a sundeck, an outdoor shower, and three parking spaces. A covered terrace with a barbecue and a 25 m² annex is located at the back. Though semi-detached, the property ensures maximum privacy.

With its prime location near the sea, this home is ideal for personal use or rental investment. A rare opportunity on the Adriatic coast!

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.

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Price per m²:
3100 €

Average price/m² of this type
in this region:
3247 €

Median price/m² of this type
in this region:
3200 €

Average price/m² of this type
in Croatia:
4347 €

Median price/m² of this type
in Croatia:
3859 €

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