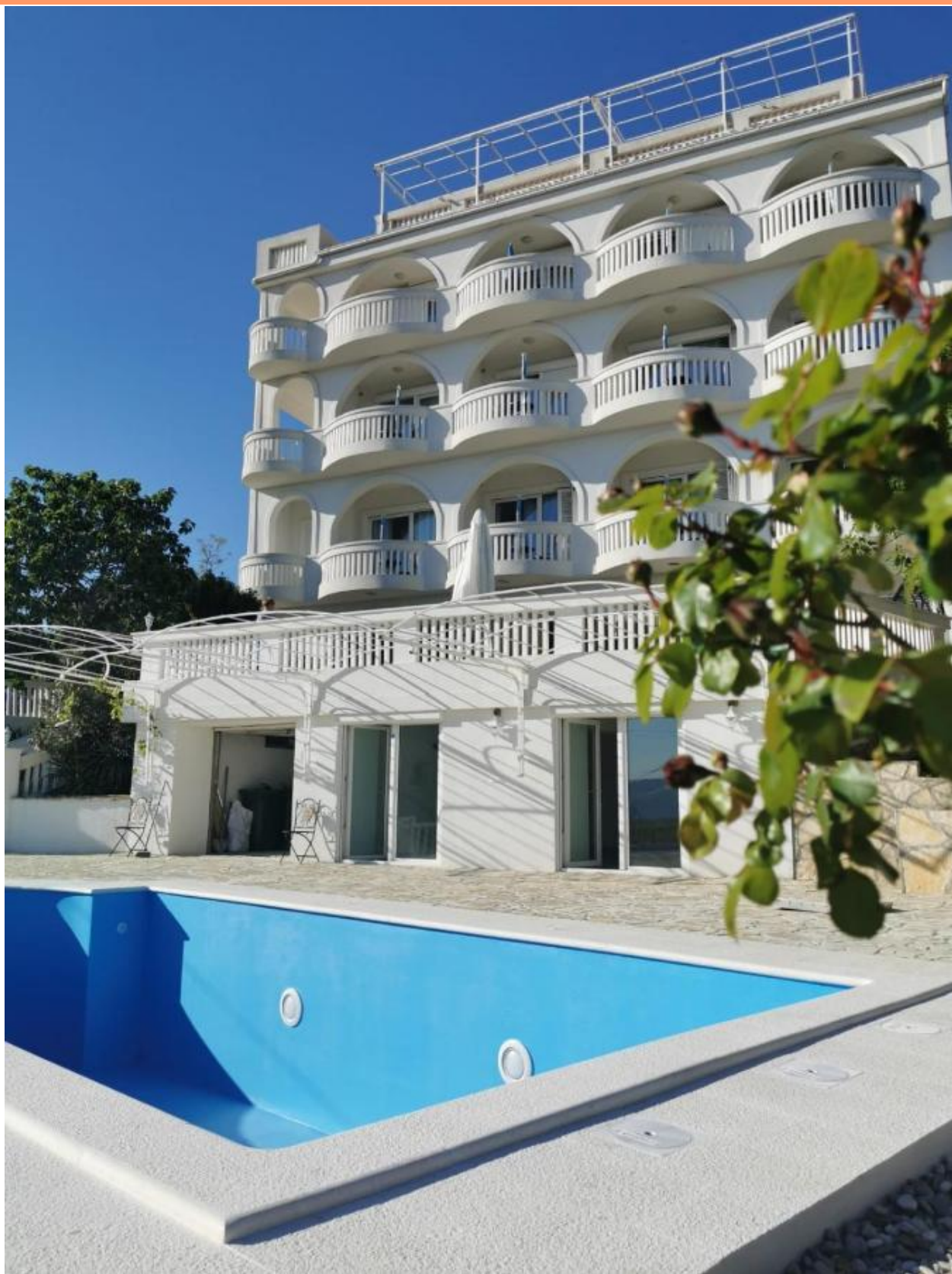


# Mini-hotel

Novi Vinodolski, Kvarner



Tel: +385 91 357 3071 Viber, Whatsapp  
info@adrionika.com  
www.adrionika.com

# Mini-hotel

## Novi Vinodolski, Kvarner



<b>Ref</b>	RE-U-37976
<b>Type</b>	Mini-hotel
<b>Region</b>	Kvarner > Novi Vinodolski
<b>Location</b>	Novi Vinodolski
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	200 m
<b>Floorspace</b>	1134 sqm
<b>Plot size</b>	1750 sqm
<b>No. of bedrooms</b>	38
<b>No. of bathrooms</b>	28
<b>Price</b>	€ 3 600 000

### **Luxury Seaside Villa for Sale in Novi Vinodolski - 1134m2 with Apartments, Panoramic Sea View, Pool & Spacious Garden**

### **Exclusive Opportunity - Just 200m from the Adriatic Coast!**

Imagine owning a luxurious villa with 21 accommodation units for 38 bedrooms in a breathtaking location where the sea meets the sky, and tranquility replaces the noise of everyday life. Nestled in the stunning town of Novi Vinodolski, this exceptional villa offers unparalleled beauty, comfort, and Mediterranean charm.

### **Property Features:**

- **Total Area:** 1134m2
- **Land Size:** 1750m2
- **Panoramic Sea Views**
- **Private Pool & Sunbathing Area**
- **Spacious Terraces & BBQ Area**
- **Fully Furnished & Move-in Ready**
- **Only 200m from the Sea**

### **Interior Layout - Multi-Level Luxury**

This impressive villa spans multiple levels, offering a variety of elegantly designed apartments:

### **Ground Floor:**

# Mini-hotel

## Novi Vinodolski, Kvarner



- 2 fully equipped apartments (1 & 2-bedroom options)
- Guest kitchen
- Large terrace (seats 50 people)
- BBQ and lounge area

### First Floor:

- 6 well-appointed apartments, each with private balconies/terraces

### Second Floor:

- 6 additional modern apartments with sea views

### Third Floor:

- 5 premium apartments, including a spacious 3-bedroom unit with a winter terrace

### Penthouse Level:

- 2 luxurious penthouses with large terraces and breathtaking panoramic views

### Outdoor Features:

- **Private Swimming Pool** – Your oasis for relaxation under the Mediterranean sun
- **Spacious Sun Terrace** – Unwind with a book or enjoy evening drinks with an unmatched sea view

# Mini-hotel

## Novi Vinodolski, Kvarner



- **BBQ & Entertainment Area** – Perfect for hosting gatherings and savoring local delicacies
- **Lush Garden** – Mediterranean landscaping providing privacy and serenity

### **Breathtaking Views:**

- Unobstructed sea views across the Adriatic
- Stunning sunsets from private balconies and terraces
- A peaceful retreat while remaining close to the vibrant coastal lifestyle

### **Investment Opportunity:**

This villa is a rare investment opportunity for those seeking a profitable rental property or a dream vacation home. Each apartment is designed for comfort and convenience, making it ideal for holiday rentals or long-term stays.

### **Prime Location - Novi Vinodolski:**

- 200m from the Adriatic Sea
- Close to beaches, marinas, restaurants, and cultural attractions
- Easy access to Rijeka Airport and major highways

### **Turnkey Property - Move In & Start Living the Dream!**

The villa is sold fully furnished with high-end furniture and appliances, ensuring a hassle-free transition for the new owner.

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

# Mini-hotel

## Novi Vinodolski, Kvarner



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

# Mini-hotel

## Novi Vinodolski, Kvarner



Price per m<sup>2</sup>:  
3175 €

Average price/m<sup>2</sup> of this type  
in this region:  
1978 €

Median price/m<sup>2</sup> of this type  
in this region:  
1667 €

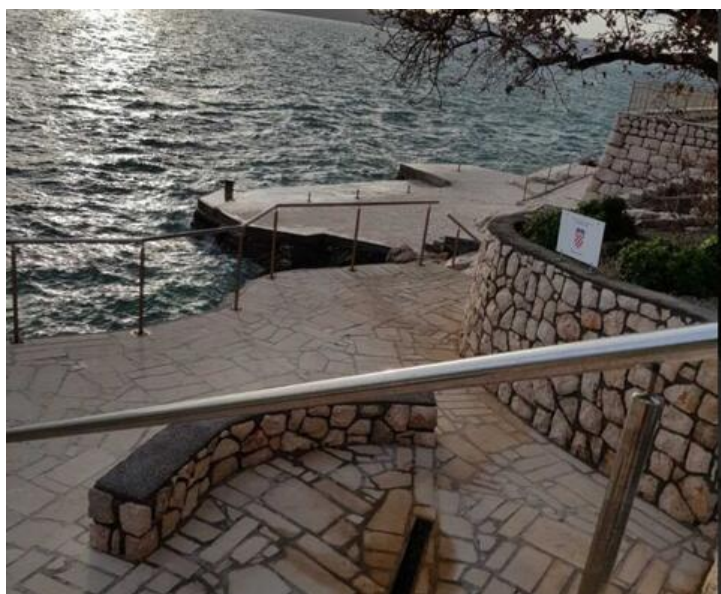
Average price/m<sup>2</sup> of this type  
in Croatia:  
2709 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2332 €



# Mini-hotel

Novi Vinodolski, Kvarner



Tel: +385 91 357 3071 Viber, Whatsapp  
info@adrionika.com  
www.adrionika.com



# Mini-hotel

Novi Vinodolski, Kvarner





# Mini-hotel

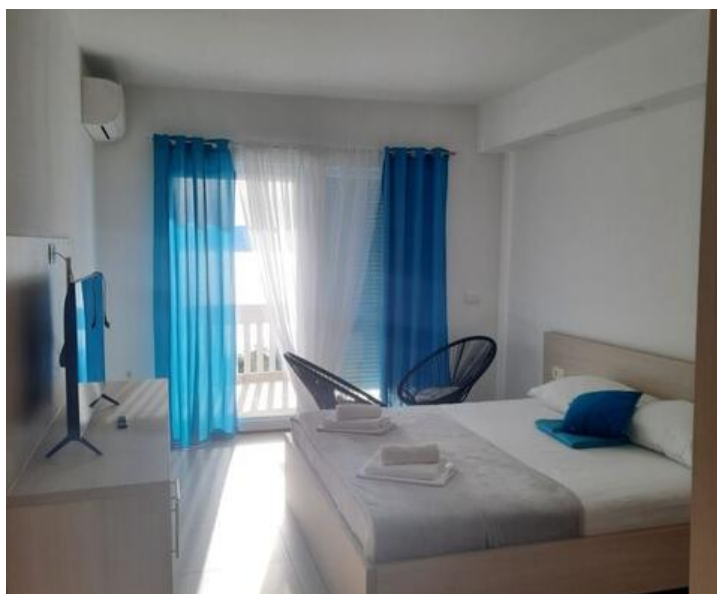
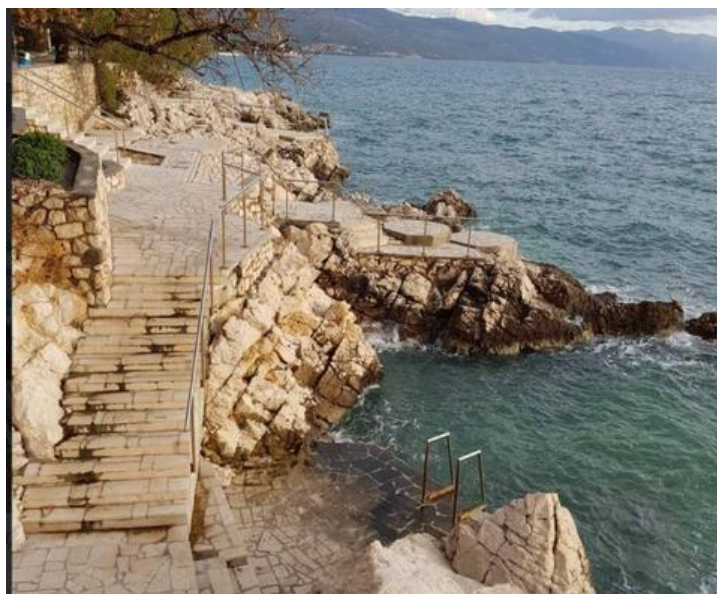
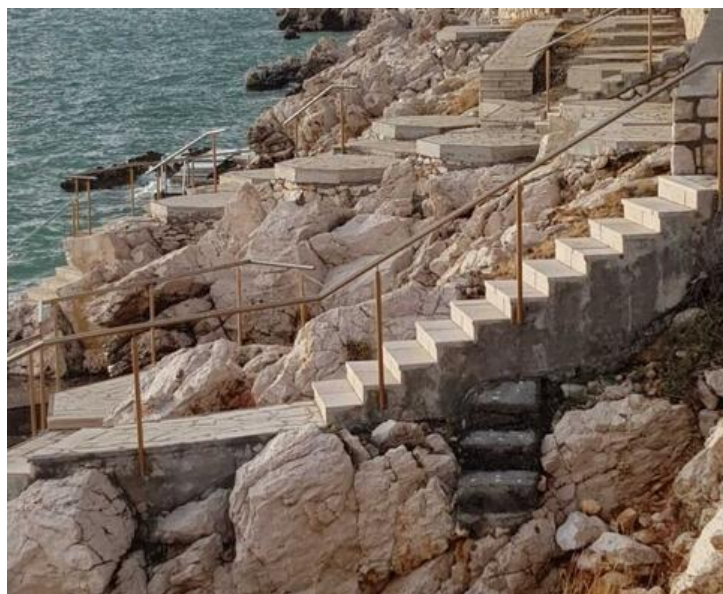
Novi Vinodolski, Kvarner





# Mini-hotel

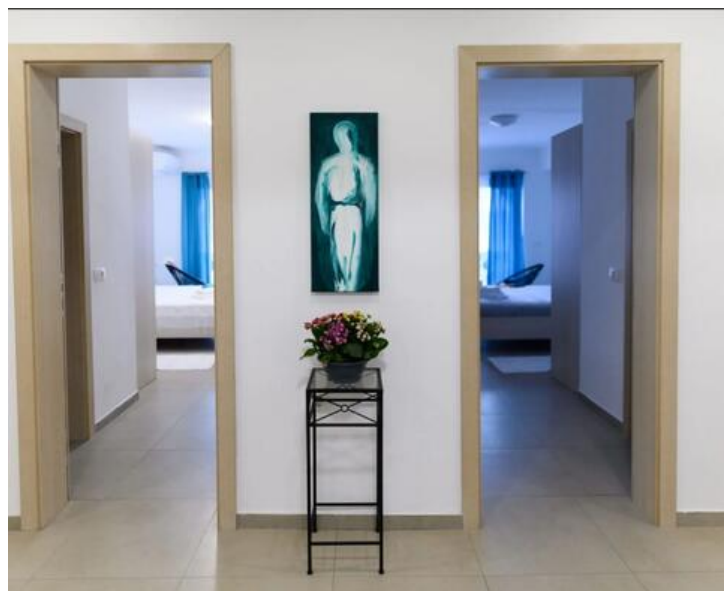
Novi Vinodolski, Kvarner



Tel: +385 91 357 3071 Viber, Whatsapp  
info@adrionika.com  
www.adrionika.com

# Mini-hotel

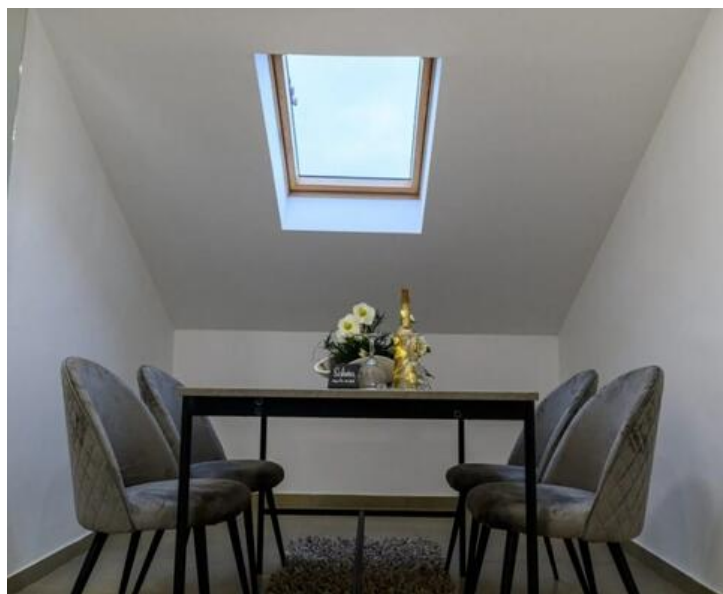
Novi Vinodolski, Kvarner





# Mini-hotel

Novi Vinodolski, Kvarner



Tel: +385 91 357 3071 Viber, Whatsapp  
info@adrionika.com  
www.adrionika.com



# Mini-hotel

Novi Vinodolski, Kvarner

