

# House

## Novi Vinodolski, Kvarner



|                         |                           |
|-------------------------|---------------------------|
| <b>Ref</b>              | RE-U-14156                |
| <b>Type</b>             | House                     |
| <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>       | 250 sqm                   |
| <b>Plot size</b>        | 400 sqm                   |
| <b>No. of bedrooms</b>  | 5                         |
| <b>No. of bathrooms</b> | 3                         |
| <b>Price</b>            | € 395 000                 |

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Reasonably priced house for sale in Novi Vinodolski just 200 meters from the sea with sea views!

Total area is 250 sq.m. Land plot is 400 sq.m.

The house was built in the 70s in a good location overlooking the sea.

It consists of an apartment with two bedrooms, living room, kitchen with dining area, hallway and bathroom on the ground floor, and a three bedroom apartment of the same layout on the 1st floor. (On the 1st floor, the co-owner re-arranged the apartment by getting another bedroom from the living room but total surface is the same). Each floor has its own terrace with sea view from the first floor.

The facade and roof of the house are neatly maintained. Heating on the floors decorated with air conditioning and wood burning fireplace.

The garden includes a terrace, garden, garage, workshop, tavern, and parking spaces.

The garage was used to prepare for a studio apartment, while the workshop was used to make a summer kitchen. We recommend to make garage a garage, and to leave workshop as a workshop.

But the decision is up to you.

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 m<sup>2</sup>:  
1580 €

Average price/m<sup>2</sup> of this type  
in this region:  
1983 €

Median price/m<sup>2</sup> of this type  
in this region:  
2063 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2884 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2590 €

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