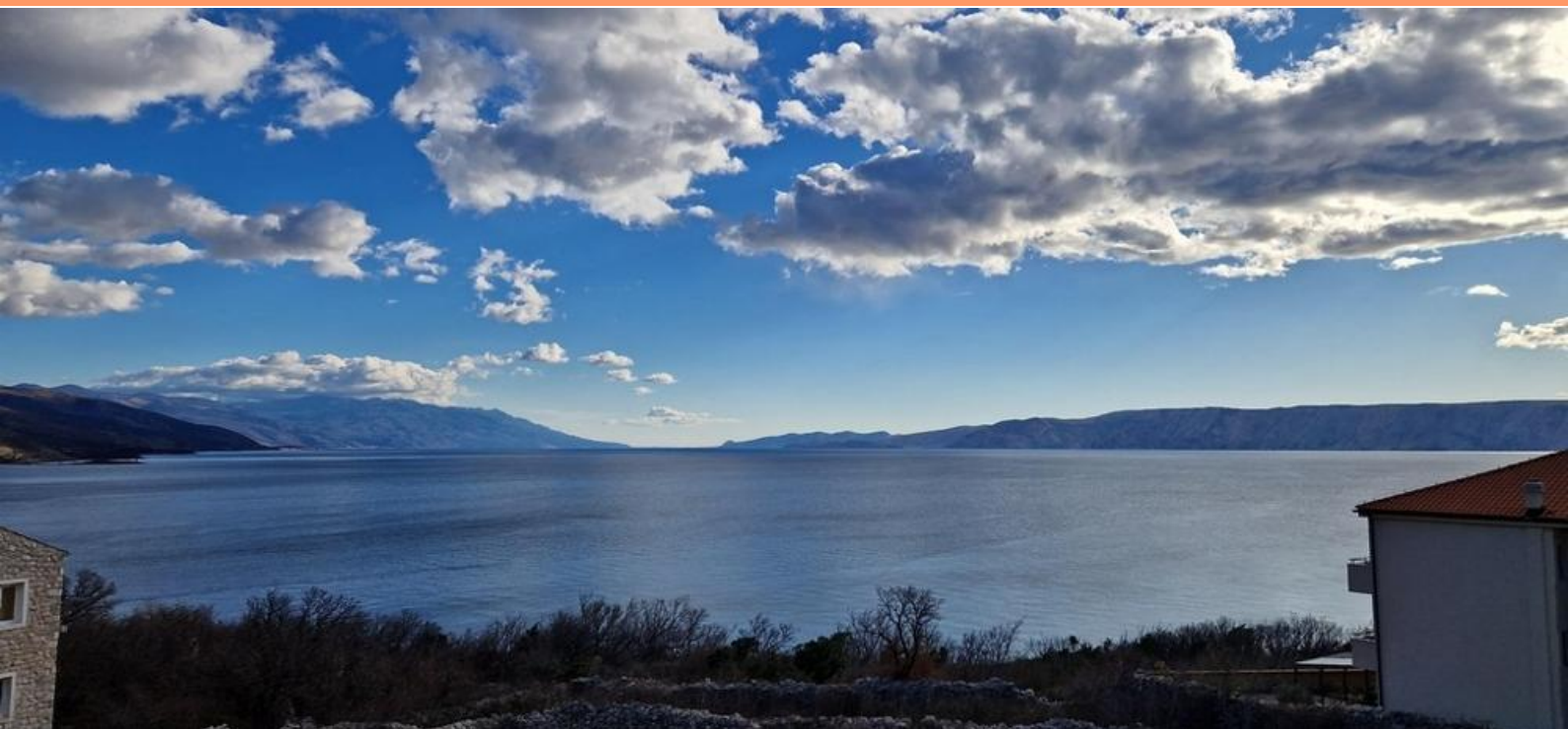


Villa

Povile, Novi Vinodolski, Kvarner



Ref	RE-U-27960
Type	Villa
Region	Kvarner > Novi Vinodolski
Location	Povile, Novi Vinodolski
Front line	No
Sea view	Yes
Distance to sea	100 m
Floorspace	165 sqm
Plot size	350 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 625 000

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info@adrionika.com
www.adrionika.com

Villa

Povile, Novi Vinodolski, Kvarner



Exceptional new villa 100 meters from the sea in Novi Vinodolski!

In our exclusive listing, we facilitate the sale of a unique villa boasting an intriguing architectural design and panoramic vistas of the sea.

Nestled in an exceptional location beneath the highway, a mere 100 meters from the coastline, this villa offers a distinctive living experience.

Total area is 165 sq.m. Land plot is 350 sq.m.

The residence comprises a ground floor and two additional floors.

The ground floor accommodates a spacious garage, complete with a built-in electric charging station, an entrance hall leading into the villa, and an elegant staircase. Ascending to the first floor reveals a well-appointed living room, a kitchen, a dining area, a bedroom, a bathroom, and a delightful terrace that offers captivating sea views. The second floor features two bedrooms, a bathroom, and an elongated balcony. The villa's interior is adorned with fine oak wood details, evident in the carpentry and furnishings.

Each room is equipped with air conditioning and underfloor heating, ensuring optimal comfort. The villa boasts cutting-edge technology, enabling remote regulation of amenities such as air conditioning, the swimming pool, and heating through a user-friendly application. The outdoor space is adorned with a garden featuring a swimming pool, a summer kitchen, and multiple parking spaces. Notably, the villa's distinctive shape resembles that of a sailing ship, adding an extra layer of fascination to this exceptional property.

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.

Villa

Povile, Novi Vinodolski, Kvarner



Price per m²:
3788 €

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:
4352 €

Median price/m² of this type
in Croatia:
3868 €

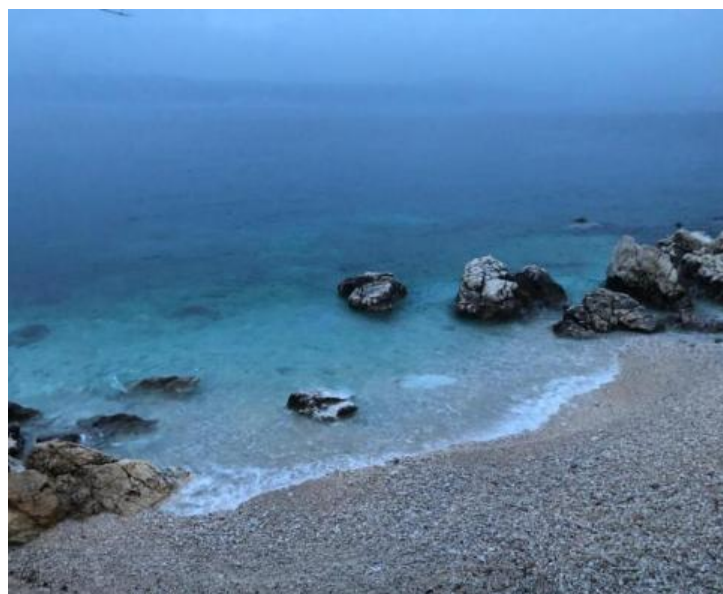
Villa

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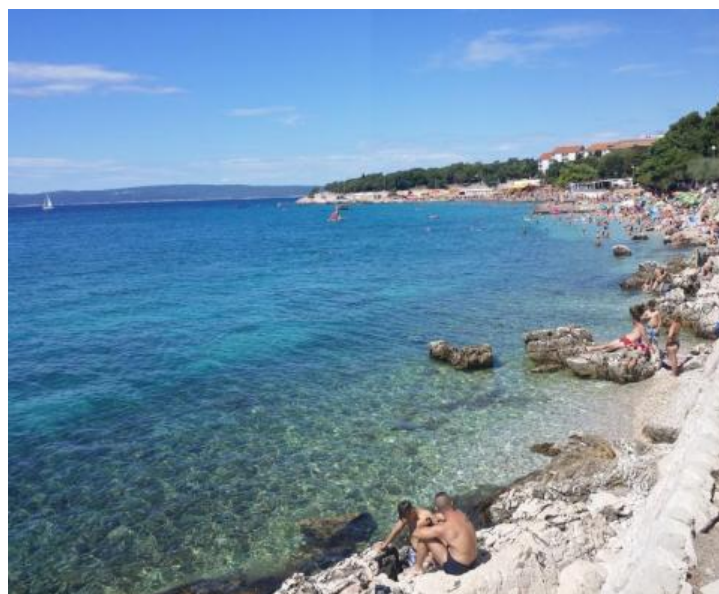
Villa

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