

## NOVI VINODOLSKI, SMOKVICA KRMPOTSKA - Vikendica u drugom redu od mora, Novi Vinodolski, House



### Seller Info

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About us: " Relax Nekretnine" real estate

agency specializing in Kvarner, Primorje-Gorski Kotar County (Crikvenica, Jadranovo, Dramalj , Selce, Novi Vinodolski, Vinodol municipality, Krk Island, Senj and surroundings) provides a full range of services to future and potential owners and buyers of their own home, residential / business squares, apartments, land or house.

Entered in the register of real estate agents at the Croatian Chamber of Commerce, we adhere to and comply with all legal regulations and regulations, while guaranteeing the quality of service and access to each client.

Commission fee of 3% + VAT , includes all obligations during the transcript, entry in the register and various other services that can save the buyer up to 100 working hours during mandatory regulations and procedures, as well as avoid waiting at counters and other challenges when buying real estate .

**OFFICE WORKING HOURS:**

Mon - Fri: 08: 00h - 16: 00h

Saturday: 09: 00h - 13: 00h

(May, June, July)

Sunday: Closed

Office address:

Kralja Tomislava 88, 51260

CRIKVENICA

AGENTS 'WORKING

HOURS: 24/7

**Listing details****Common**

Title:	NOVI VINODOLSKI, SMOKVICA KRMPOTSKA - Vikendica u drugom redu od mora
Property for:	Sale
House type:	detached
Property area:	79 m <sup>2</sup>
Lot Size:	168 m <sup>2</sup>
Bedrooms:	3
Bathrooms:	1
Price:	250,000.00 €
Updated:	Aug 17, 2024

**Condition**

Built: 1985.

**Location**

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Novi Vinodolski

City area: Smokvica Krmpotska  
ZIP code: 51250

## Permits

Ownership certificate: yes

## Additional information

Energy efficiency: C



## Parking

Number of parking spaces: 1

## Description

Description:

We are selling a ground floor residential house located in Smokvica Krmpotska, 10 km away from the center of Novi Vinodolski. The house is 180 m walk from the sea. Property of 79 m<sup>2</sup> with a garden of 168 m<sup>2</sup>. The building is buried in living rock, built extremely solid and very massive, full of brick inside and stone outside. Thus we have achieved that the facility is cool and comfortable to stay in. The property consists of two bedrooms, large living room with kitchen, pantry and bathroom. The bathroom is equipped with a classic bathtub (1.80 m) sink and toilet. The height of the ceilings is 3.0m. The concrete slab above the building is multi-thermally and waterproof insulated. All floors are in ceramic tiles. External stairs lead to the upper terrace and garden. Above the building is a large terrace of 80 m<sup>2</sup> (in the greenery of the neighboring east sides), and on the south side of the building is a terrace with shower. On the whole neighboring - northern side is greenery, large trees that provide shade. All fence walls around the plot are made of carved stone. The building has a telephone, air conditioning, three-phase electricity, water, etc. At the end of the season in the living room can be introduced and stored a boat up to 6.0 m lengths. The building is duly registered in the land register and entered in the cadastre. The property is absolutely clean 1/1. There is a possibility of raising the floor. ID CODE: 234

## Additional contact info

Reference Number: 426559  
Agency ref id: 234  
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