

## NOVI VINODOLSKI, SMOKVICA - Kuća blizu mora, Novi Vinodolski, House



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then

because we like to stay in touch  
even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	NOVI VINODOLSKI, SMOKVICA - Kuća blizu mora
Property for:	Sale
House type:	residential-commercial
Property area:	244 m <sup>2</sup>
Lot Size:	265 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	8
Bathrooms:	3
Price:	458,000.00 €
Updated:	Jul 09, 2024

### Location

Country:	Croatia
State/Region/Province:	Primorsko-goranska županija
City:	Novi Vinodolski
City area:	Smokvica Krmpotska
ZIP code:	51250

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	C
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### Parking

Garage:	yes
Number of parking spaces:	2

### Description

Description:	NOVI VINODOLSKI, SMOKVIVA - House near the sea The house is located in the settlement of Smokvica near Novi Vinodolski, in a unique location near the
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sea. The beach is only 70 meters away. The large balconies offer a wonderful view of the sea and the island of Krk. The property with a total living area of 244 m<sup>2</sup> was built as a duplex on a plot of land of 265 m<sup>2</sup>. There are 3 apartments on three floors. The house has a garage, a basement and a parking lot. The whole house has a solar device on the roof for hot water. The lower apartment with 93.85 m<sup>2</sup> net has a large terrace of 48 m<sup>2</sup>, a separate entrance from the main street and is registered as a business premises. It is ideal for a restaurant, cafe or shop, and it can also be used as an apartment. 1st floor: Apartment on the first floor with 68.51 m<sup>2</sup> net consists of two bedrooms, bathroom, kitchen and living room (open space) and a large terrace with a view of the sea. The apartment is air-conditioned. 2nd floor: Apartment on the second floor with 82.54 m<sup>2</sup> net consists of two bedrooms, bathroom, kitchen and living room (open space) and a large terrace with a wonderful view of the sea and the island of Krk. The apartment is air-conditioned. The house has a large attic with potential for further construction. The house is massively built, preserved and in very good condition. The windows and balcony doors are aluminum, the fence is stainless steel. The house has energy class C. Smokvica Krmpotska is an attractive tourist place on the Croatian coast that has expanded in recent years and whose infrastructure is constantly being built. A new section of the highway from the junction Žuta Lokva via Novi Vinodolski to Križišće is also planned, which will contribute to the further development of this entire region. AGENT'S RECOMMENDATION! Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. <https://www.dux-nekretnine.hr/opci-uvjeti-poslovanja> ID CODE: 29527

## Additional contact info

Reference Number: 592215  
Agency ref id: 29527