

## NOVI VINODOLSKI, KLENOVICA - samostojeća kuća s pogledom na more + okućnica! PRILIKA!, Novi Vinodolski, House



### Seller Info

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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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Region: Primorsko-goranska županija  
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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, KLENOVICA - samostojeća kuća s pogledom na more + okućnica! PRILIKA!
Property for:	Sale
House type:	detached
Property area:	133 m <sup>2</sup>
Lot Size:	140 m <sup>2</sup>
Bedrooms:	3
Bathrooms:	1
Price:	180,000.00 €
Updated:	Jun 13, 2024

### Location

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



### Permits

Building permit:	yes
Ownership certificate:	yes

### Parking

Number of parking spaces:	4
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### Description

Description:	NOVI VINODOLSKI, KLENOVICA - detached house with sea view + garden! OPPORTUNITY! The detached house with a view of the sea consists of three bedrooms, a bathroom, and a kitchen, and with an interesting construction solution, the interior is fused with the exterior and continues to a landscaped Mediterranean garden and a tavern with a fully and well-equipped kitchen and a place for socializing with a large barbecue. that is, with bread. There are also four parking spaces in the garden. There is a nice view of the sea and towards the island of Krk, and the proximity to the sea of about 400 meters as the crow flies is also an advantage. The property is ideal for pleasant family vacations or as a tourist investment. Located north-west of Senj, a town known for its storms, it is not so
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exposed but is a quiet place to escape from the hustle and bustle of the city. Namely, Klenovica is one of the few towns that, along with the over 100 km long, sparsely populated strip of coast at the foot of the Velebit mountain, has managed to attract many tourists and has become one of the most visited small tourist places. You can leave your car in the yard and walk to the beach, shops or restaurants. The paths along the coast are made for evening walks, with beautiful sunsets, the soft sound of waves and the smell of the intoxicating sea. This extraordinary property is located in the picturesque town of Klenovica, only about 400 meters from the sea as the crow flies, offering you the perfect combination of comfort and proximity to nature. The house with an area of 133 m<sup>2</sup> and a garden area of 140 m<sup>2</sup> is spread over a plot of 273 m<sup>2</sup>. In addition to the spacious interior, you will also enjoy the outdoor space with a garden of 140 m<sup>2</sup>, enriched with a beautiful horticultural garden and parking for four cars. The property has a spectacular view of the sea and the island of Krk, giving you a sense of peace and tranquility. Also, it is only 45 kilometers away from the airport on Krk, which is extremely convenient for travel and vacation. The house is equipped with modern facilities and comforts. Heating is provided by air conditioners, and the outdoor space includes an outdoor kitchen and a stainless steel bar with built-in refrigerators and a dishwasher, ideal for socializing and entertaining outdoors. This property offers an incredible opportunity for all those looking for a perfect home or vacation in one of the most beautiful locations in Klenovica. · Distance from the sea 400 m · Internal area of the object 92 m<sup>2</sup> · View of the sea and the island of Krk · External area of the environment, yard, garden and parking 140 m<sup>2</sup> · The object has a driveway with parking for 4 cars · The object has a beautifully landscaped garden · The heating is equipped with air conditioners · Stainless steel bar with built-in refrigerators and dishwasher · Outdoor kitchen · Modern PVC carpentry - The building can be raised to 2 more floors according to the conditions of the arrangement, as the construction of P+2 is allowed. - Building permit, no use permit, septic tank, introduction of sewage and gas in the plan. **PROPERTY IN A GREAT AND UNIQUE LOCATION WITH GREAT POTENTIAL!** Be one step ahead and take advantage of this rare opportunity. Definitely a property for family life, but also suitable as an investment in the form of tourism. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 29876

## Additional contact info

Reference Number: 605296  
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