

## Vikendica uz more, drugi red 75 m2, Smokvica, Novi Vinodolski, House



### Seller Info

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About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the moment of purchase to carefree

move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

Title:	Vikendica uz more, drugi red 75 m2, Smokvica
Property for:	Sale
House type:	detached
Property area:	75 m <sup>2</sup>
Lot Size:	50 m <sup>2</sup>
Bedrooms:	3
Bathrooms:	1
Price:	260,000.00 €
Updated:	Jul 31, 2024

### Condition

Condition:	Under construction
Built:	1885

## 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

## Additional information

Infrastructure: Water, Active telephone line, Air conditioner, Telephone installation, Sewage  
Energy efficiency: In preparation



## Parking

Number of parking spaces: 5

## Description

Description: The house is located in Smokvica (Novi Vinodolski municipality). It is located approx. 35 m as the crow flies from the sea (second row of houses from the coast). It is located in a dead-end, quiet and peaceful street. The street is asphalted and equipped with all necessary infrastructure. The house was built in 1985. The special feature of the house is that it is buried in the living rock, it is built firmly and very massively, with full brick inside and stone outside. With this, they achieved that the building is cool in the summer and it is pleasant to stay in it. The house has a total floor plan of 70 m<sup>2</sup>, and consists of 2 bedrooms, a large living room with kitchen, pantry, hallway and bathroom. The bathroom has a classic bathtub (1.80 m), sink and toilet. The ceiling height is 3.0 m. The concrete slab above the building is multi-layered thermally and excellently waterproof insulated. All floors are in ceramic tiles. The upper terrace and garden can be reached by the side stairs from the outside. Above the building itself is a large terrace of 70 m<sup>2</sup>, and on the south side of the building is a garden. In the garden, there is a large fig tree that covers the entire area, and water and a shower have been installed, because the garden is where most people stay and rest. On the entire neighboring (northern) side there is greenery and large trees that provide shade. All fence walls around the plot are made of hewn stone. The facility has air conditioning, three-phase electricity, water, etc... At the end of the season, a boat up to 6.0 m long can be brought into the living room and stored! Next to the house we have parking space for 5 cars. The advantage of this property is that it is located in a

peaceful and quiet part of Smokvica near the sea, that it has excellent access and a wide dead-end street with lots of parking spaces, and that this street is very quiet and not busy. Smokvica is a small and quiet, former fishing village (Novi Vinodolski municipality), 7 km from Novi Vinodolski to the south. There are mostly holiday homes, but there are also a lot of permanent residents. Foreign tourists like to come here because the place is ecologically clean and colorful without crowds and hotels, and the sea is crystal clear. The place has beautiful beaches, pebble, stony and concrete. From Smokvica, there is a promenade along the coast - "Lungo mare" to nearby Klenovica, approximately 1.5 to 2 km long for evening walks. The highway is high above the place approx. 350 m. In the sea, you have your own buoy for anchoring your boat during the summer months, and along the shore there is a device for lowering and pulling boats out of the sea. Ownership is clear 1/1, no encumbrances. Custom ID: ST-0675 Energy class: U izradi  
Remark: Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

### Additional contact info

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Agency ref id: ST-0675  
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