

## Novi Vinodolski - Pansion sa 12 soba u blizini mora, Novi Vinodolski, House



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silvija Panuccio and Dean Luić.

Leave it to our team of experts who know every challenge on

the way to the best real estate.

Our focus is quality, safety and finding the perfect property for the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Novi Vinodolski - Pansion sa 12 soba u blizini mora
Property for:	Sale
House type:	detached
Property area:	552 m <sup>2</sup>
Lot Size:	392 m <sup>2</sup>
Bedrooms:	25
Bathrooms:	17
Price:	1,100,000.00 €
Updated:	Oct 03, 2024

### Condition

Built:	2000
Last renovation:	2024

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Heating

Central heating:	yes
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## Parking

Number of parking spaces: 7

## Description

Description: Kaiser Immobilien presents a house in a quiet location near Novi Vinodolski, only 200m from the beach. The house consists of a ground floor, two floors and an attic. On the ground floor there is an apartment with its own separate entrance, consisting of a living room, a kitchen with a dining room, two bedrooms each with its own bathroom, a storage room and a terrace. On the ground floor there is also a kitchen, a lounge with breakfast that accommodates up to 46 people, a terrace, a toilet, two bedrooms (four beds), each with its own bathroom and terrace, a laundry room with a toilet. On the first and second floor there are 12 bedrooms (double), each with its own bathroom and balcony, 4 bedrooms (triple), each with a balcony and two bathrooms. There is a storage room in the attic. The entire facility is air-conditioned, the property has 8 parking spaces and a beautifully landscaped garden. With minimal investment, an access road for people with disabilities can be made. The property is currently used as a tourist rental, there is a possibility of using it for the purpose of a nursing home. The house offers a beautiful view of the sea, which is only 200 m away on foot, and you can take a beautiful promenade along the sea and the nautical marina all the way to the center of Novi Vinodolski, which is 2 km away. For more information, call your agent: Davor Piškulić davor@kaiser-immobilien.hr + 00385 955838240 ID CODE: 110-062

## Additional contact info

Reference Number: 647786  
Agency ref id: 110-062