

## Novi Vinodolski - villa sa bazenom 300m2, 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 - villa sa bazenom 300m2
Property for:	Sale
House type:	detached
Property area:	302 m <sup>2</sup>
Lot Size:	834 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	5
Bathrooms:	5
Price:	935,000.00 €
Updated:	Nov 05, 2024

### Condition

Built:	2000
Last renovation:	2022

### 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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### Parking

Number of parking spaces: 4

## Description

Description:

Kaiser Immobilien mediates the sale of a beautiful villa with a pool in Novi Vinodolski, 750m from the sea and 400m from the town center. Located on a plot of 834m<sup>2</sup>, the building with a total living area of 302m<sup>2</sup> is spread over two floors. It contains four bedrooms, each with its own bathroom, living room, kitchen, toilet, spacious terrace and balcony. There is a 30m<sup>2</sup> swimming pool with a sun deck and shower, a summer kitchen, and an 88m<sup>2</sup> utility building with a sauna, jacuzzi, pool table and bathroom on the landscaped garden. There are also four parking spaces. The building was completely renovated in 2022 and is being sold furnished and equipped with top quality furniture and appliances. There are solar panels on the roof for additional water heating. A great opportunity for investment, enjoyment and year-round use. The commission of the agency for the buyer is 3% + VAT and is paid in case of real estate purchase, when the first legal deed is concluded. ID CODE 105-232 ID CODE: 105-232

## Additional contact info

Reference Number: 647860  
Agency ref id: 105-232  
Contact phone: +385919390220, +385995677888