

## Novi Vinodolski, Klenovica - Stara Vila 100 metara od 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, Klenovica - Stara Vila 100 metara od mora
Property for:	Sale
House type:	detached
Property area:	322 m <sup>2</sup>
Lot Size:	432 m <sup>2</sup>
Bedrooms:	20
Bathrooms:	6
Price:	575,000.00 €
Updated:	Nov 15, 2024

### Condition

Built:	1950
Last renovation:	2000

### 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

Energy efficiency:	In preparation
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### Description

Description:	Kaiser Immobilien presents an old villa located in Klenovica next to Novi
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Vinodolski. The villa has a total of 322m<sup>2</sup> of usable living space on two floors, and a 432m<sup>2</sup> garden. On the ground floor there are: two storage rooms, a bedroom, a kitchen, a dining room, a living room, a boiler room, a toilet, and a wine cellar. On the first floor there are: a living room, a kitchen with a dining room, three bedrooms, an additional kitchen with a dining room, two bathrooms and a separate toilet, balcony and terrace. On the second floor there are: four bedrooms, two kitchens with a dining room, a living room, three bathrooms, three balconies, a terrace and a loggia. The villa requires complete renovation. This is an ideal investment opportunity. The villa is located only 100m from the sea and all necessary amenities. In the garden of the villa there is enough space for several parking spaces, and it is located in an accessible and quiet part of Klenovica. For more information, contact an agent. ID CODE: 110-046

### Additional contact info

Reference Number: 647918  
Agency ref id: 110-046  
Contact phone: +385955838240, +385995677888