

# House

Novi Vinodolski, Kvarner



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<b>Ref</b>	RE-U-35008
<b>Type</b>	House
<b>Region</b>	Kvarner > Novi Vinodolski
<b>Location</b>	Novi Vinodolski
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	60 m
<b>Floorspace</b>	80 sqm
<b>Plot size</b>	25 sqm
<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 188 000

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This is a *tremendous* opportunity—a charming attached house just 60 meters from the sea in Novi Vinodolski with fantastic open sea views!

We're talking about *incredible* views of the Adriatic, overlooking the marina, just beautiful.

This house of 80 sq.m. is right near the marina, with everything you need just a short walk away—restaurants, shops, the whole deal.

It's got everything: a ground floor, two additional floors, and even an attic. Fully furnished, so you can just move right in. It's got all the paperwork in order, ready to go.

Location? Unbeatable.

Views? *Spectacular*.

Perfect for year-round living by the sea, and trust me, this is also a *smart* investment.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m<sup>2</sup>:  
2350 €

Average price/m<sup>2</sup> of this type  
in this region:  
1855 €

Median price/m<sup>2</sup> of this type  
in this region:  
1905 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2872 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2543 €



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