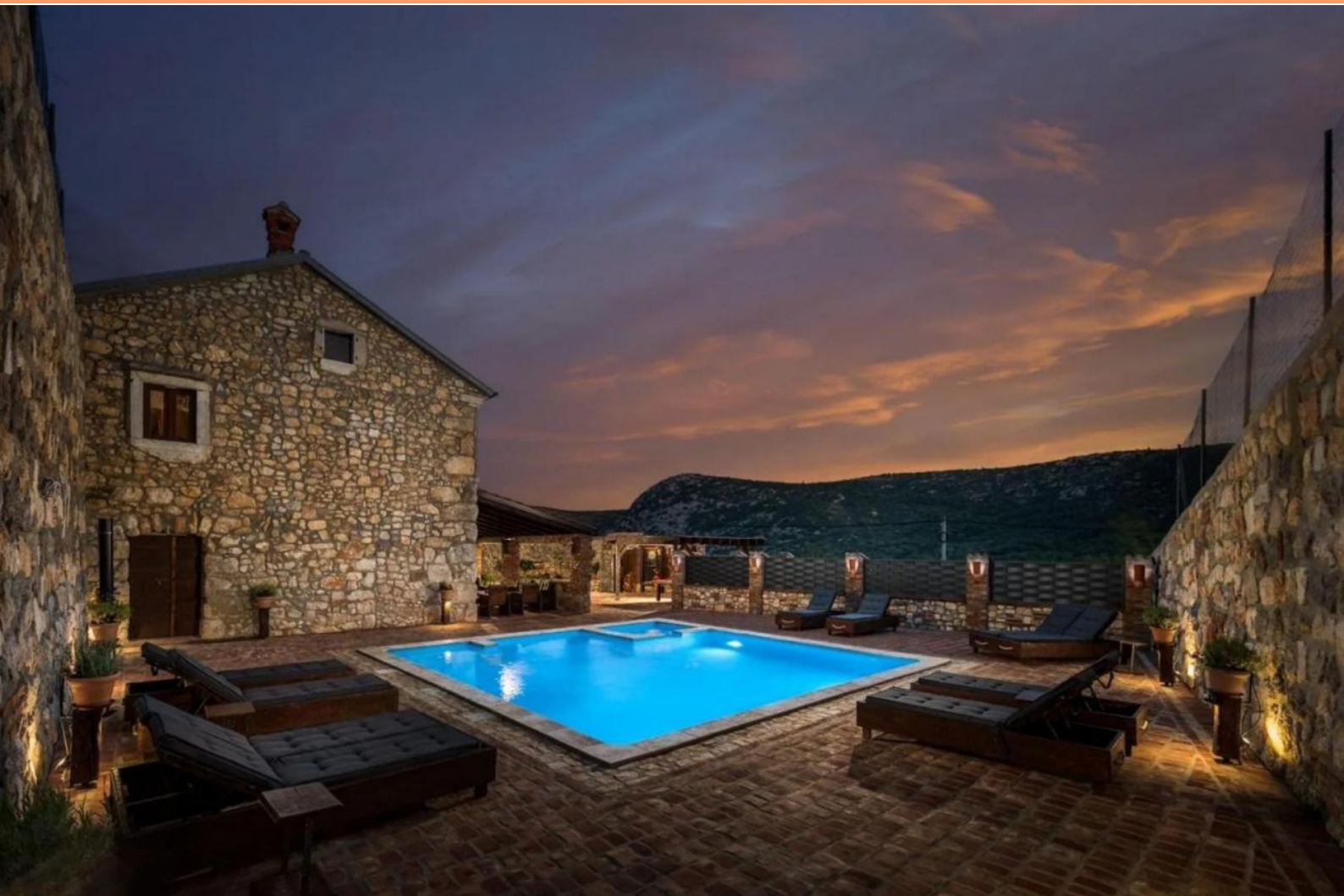


Villa

Drivenik, Kvarner



Ref	RE-U-44953
Type	Villa
Region	Kvarner > Novi Vinodolski
Location	Drivenik
Front line	No
Sea view	No
Distance to sea	4000 m
Floorspace	200 sqm
Plot size	600 sqm
No. of bedrooms	5
No. of bathrooms	5
Price	€ 832 000

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Tucked into the soft, green folds of the Vinodol Valley, just minutes from Crikvenica and the Adriatic coast, this exquisitely restored stone villa feels like a page lifted from a medieval fairy tale. Located in the quiet village of Drivenik near Novi Vinodolski and only 4 kilometers from the sea, the property blends old-world romance with modern comfort, offering a lifestyle defined by calm, authenticity, and understated luxury.

With approximately 230 square meters of living space arranged over two levels, the villa has been thoughtfully renovated to honor its historic character while delivering the ease and refinement expected of a contemporary retreat. Natural stone walls, warm textures, and carefully preserved details evoke the atmosphere of ancestral homes, the kind filled with stories, traditions, and a sense of timeless belonging.

The ground floor is designed as the heart of the home, where a spacious, light-filled living area flows seamlessly into the kitchen and dining space, creating an inviting setting for everyday living and long, convivial evenings. From the living room, doors open onto a covered terrace that becomes a natural extension of the interior during warmer months, perfect for shaded lunches, slow afternoons, and quiet moments surrounded by nature. A ground-floor bedroom with a private bathroom offers flexibility and comfort for guests or multigenerational living.

Upstairs, the home transitions into a more intimate zone, featuring four generously sized bedrooms, each with its own en-suite bathroom and air conditioning. This layout ensures privacy and ease for family members and guests alike, making the villa equally suited for a refined private residence or a high-quality hospitality concept.

The outdoor space is an integral part of the experience. Set on a beautifully arranged plot of approximately 600 square meters, the garden is designed for leisure and connection. A large swimming pool with sun deck anchors the space, while a barbecue area and covered outdoor lounge invite gatherings that stretch from sunlit days into star-lit evenings. Recreational touches such as billiards and table tennis add a playful dimension, turning the property into a self-contained retreat where every generation feels at home.

Multiple parking spaces are provided in front of the house, adding everyday practicality to the sense of seclusion. The location offers a rare balance of privacy and accessibility, with nature trails, cycling routes, Lake Tribalj, and historic landmarks nearby, while the coast and charming seaside towns remain just a short drive away.

Sold fully furnished and equipped, the villa is ready for immediate enjoyment, whether as a personal sanctuary or a turnkey investment. Authentic, atmospheric, and quietly luxurious, this stone villa offers a unique opportunity to own a piece of living history, where medieval charm, modern comfort, and the rhythm of Mediterranean life come together effortlessly.

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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Property advantages:

Swimming pool

Garden

Modern

Villa

Drivenik, Kvarner



Price per m²:
4.160 €

Average price/m² of this type
in this region:
4.197 €

Median price/m² of this type
in this region:
3.738 €

Average price/m² of this type
in Croatia:
4.552 €

Median price/m² of this type
in Croatia:
3.950 €

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