

# House

## Novi Vinodolski, Kvarner



<b>Ref</b>	RE-U-23452
<b>Type</b>	House
<b>Region</b>	Kvarner > Novi Vinodolski
<b>Location</b>	Novi Vinodolski
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	170 sqm
<b>Plot size</b>	600 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	2
<b>Price</b>	€ 400 000

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Detached house within fantastic scenery in Novi Vinodolski area!

Total area is 170 sq.m. Land plot is 600 sq.m.

The house consists of two apartments and two garages and is located in a quiet location. On the ground floor, as well as on the first floor, there is a two-room apartment with a terrace consisting of a hallway, bathroom, two bedrooms, kitchen, dining room and living room.

The entire house is air-conditioned and has central oil heating.

It was renovated in 2023 and new electricity and water installations were carried out, new carpentry was installed and a new facade was made.

There is a summer kitchen, yard and garden in the spacious garden. Two garages and a parking lot belong to the house.

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>:  
2353 €

Average price/m<sup>2</sup> of this type  
in this region:  
1953 €

Median price/m<sup>2</sup> of this type  
in this region:  
2001 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2886 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2582 €

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