



## listing



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 672,239.67

### Τοποθεσία

Χώρα:	Croatia
Νομός/Περιοχή/Επαρχία:	Primorsko-Goranska Zupanija
Πόλη:	Novi Vinodolski
Δημοσιεύθηκε:	14/02/2026
Περιγραφή:	

Klenovica offers this impressive semi-detached house/villa of 320 m<sup>2</sup> with a beautiful sea view, situated only about 340 meters from the coast. The surrounding land of approximately 400 m<sup>2</sup> complements the property and provides additional outdoor space for relaxation and leisure.

The house was built around ten years ago and has been furnished with great attention to detail and clear passion from the owner.

The interior is elegant and luxurious, with a warm atmosphere that makes it suitable both for a comfortable family home and for high-quality tourist rental.

The villa extends over the ground floor, first floor and second floor, all connected by an internal staircase. On the ground floor there is a spacious living area with kitchen, dining room and living room, additional rooms that can be used as bedrooms or offices, a toilet, boiler room, wine cellar, storage rooms and hallways providing practical communication throughout the space.

The first floor offers a larger living zone with kitchen, dining room and multiple living rooms, several bedrooms, bathrooms and toilets, hallways and balconies or terraces with open views, allowing for the organization of several separate residential units if desired.

The second floor continues this generous layout with more bedrooms, kitchens, dining areas, bathrooms and open terraces and balconies, many of which enjoy a direct sea view.

The garden has been carefully landscaped and maintained over many years. It features a fireplace for outdoor gatherings and an underground rainwater cistern. There is also sufficient space to build a swimming pool, adding even more value to the property. The yard offers both privacy and functionality,



ideal for outdoor dining, family time or tourist use.

The distance to the sea is approximately 340 meters in a straight line, or about 400 meters by car, which means you can reach the beach in just a couple of minutes. Thanks to its size, layout, sea view and proximity to the coast, this villa represents an excellent opportunity for family living, holiday use or investment in tourism, with the possibility of creating several apartments or luxurious suites within one building.

Ref: RE-U-31938

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.

Property advantages: Swimming pool, Storage, Garden, Attached, Urbanized

## Κοινά

Κρεβατοκάμαρες:	7
Μπάνια:	5
Τελειωμένα τετραγωνικά πόδια:	320 τ.μ
Μέγεθος αυλής:	400 τ.μ

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/ZLWS-T3205/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZLWS-T3205/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: re-u-31938

