



## listing



### Agent Info

Name: ArKadia  
 Company Name:  
 Country: United Kingdom  
 Phone:  
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
 Price: USD 1,637,143.88

#### Location

Country: Croatia  
 State/Region/Province: Primorsko-Goranska Zupanija  
 City: Novi Vinodolski  
 Posted: Feb 14, 2026

#### Description:

Hotel in Novi Vinodolski, 150 meters from the sea!  
 Total area is 583 sq.m.  
 Building belongs to 2005 but is in perfect condition.  
 Suitable for a family business in the tourism industry or with minor modifications it can become a home for the elderly and infirm.  
 There is a possibility of installing an elevator. It consists of a tavern suitable for organizing various celebrations and get-togethers, a kitchen with auxiliary rooms, hall and the part where the bread oven is located.  
 There is a spacious terrace in front of the restaurant.  
 On the first and second floor there are separate spacious bedrooms, each with an area of 28m<sup>2</sup>, the rooms have connections for the kitchen, and they can also be studio apartments, south-facing and with access to the terrace.  
 In the high attic there are two more residential units/apartments with terraces, surface area 158m<sup>2</sup>.  
 Quality construction and excellent space layout.  
 Property is fully furnished and equipped.  
 The following is included in the stated price: - concreted beach, sidewalk and installed bio pit - connected rainwater absorption wells - all earthworks - electricity and water connection and paid utilities It is a 2.5 km drive from the house directly to the first beach on an asphalted road! Very quiet location surrounded by nature and holiday homes!  
 An opportunity for all those who like interior and exterior decoration according to their own wishes!



Ref: RE-U-27384

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: Lift, Urbanized

### **Common**

Bathrooms: 10  
Finished sq. ft.: 583 sq m

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/ZLWS-T1669/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZLWS-T1669/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: re-u-27384

