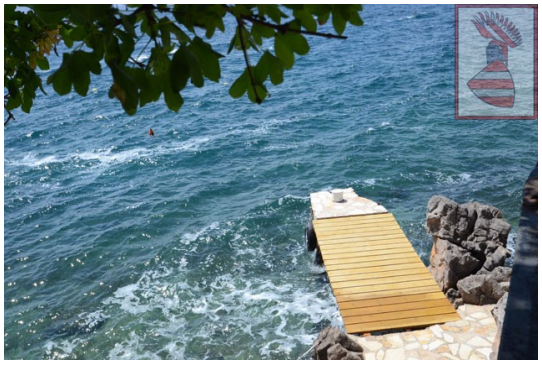










Code :	NAV1221
Location :	Novi Vinodolski
Building size :	600 m2
Lot size :	890 m2
Number of rooms :	7
Year of built :	2008
Heating :	Current (Electricity)
Energy efficiency :	processing

Price :	2.200.000 €

Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

Impressive villa on the waterfront with private dock

We would like to introduce you to a villa in the first row to the sea and offer for sale. This villa has been constructed on a 890 m2 large plot. In 2000, the two lower floors were built. In 2008, the two upper floors would be increased, and insulated the entire facade and re-plastered. Total living area of the villa is approximately 600 m2. Only 20 steps you need to deal with to get to the beach. There waiting for you beach chairs and umbrellas. In addition, there is a bar with two buoys.
On the top floor the owner has his light-filled, comfortable duplex apartment with 240 m2 of living space for its own use.
This apartment consists of the following rooms: below: guest WC, utility room, office, kitchen, living room with fireplace, sitting area, above: guest room with bathroom, bedroom with large bathroom (shower and bath), walk-in closet, TV-corner , patio and balcony with a fantastic sea view.
On the lower floors there are three more apartments with 55, 80 and 90 m2. These apartments are rented (with license). Each apartment has its own terrace welcoming, always with sea views. In addition, the villa also has a "tavern" (40 m2) to celebrate festivals. Barbecue. For heating: villa has two fireplaces and a chimney at each stove is connected. Floor heating is electricity (night power) heated with solar energy and support. Domestic hot water is heated by solar. Grounds are very well maintained. Mediterranean vegetation with some old trees. 7 parking spaces. Very quiet location with nice neighborhood.

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