

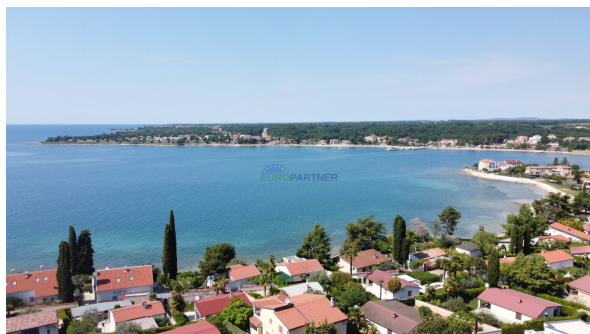
## EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

e-mail: office@europartner.hr

web: europartner.hr

info: +385 98 923 6402



<b>Code :</b>	00150
<b>Location :</b>	Novigrad
<b>Building area :</b>	132 m2
<b>Land area :</b>	435 m2
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Distance from the center :</b>	5 km
<b>Distance from the sea :</b>	80 m

**Price : 589.500 €**

### BUILDING

<b>Number of rooms :</b>	3
<b>Number of floors :</b>	1
<b>Energy class :</b>	in preparation
<b>Year of construction :</b>	1973
<b>Condition :</b>	For renovation

### AMENITIES

<b>Sea view :</b>	Yes
<b>Number of parking spaces :</b>	2

### HEATING & COOLING

<b>Air conditioning :</b>	Yes
---------------------------	-----

Novigrad area,

This exceptional detached house offers a unique opportunity to live or vacation on the coast, and is only a few minutes' drive from the city of Novigrad. Located only 80 m from the sea, this house is ideal for lovers of proximity to the beach.

The house is spread over two floors, with a total area of 132 m2, and consists of two separate apartments. The apartments are arranged on the ground floor and on the first floor and are connected by an external staircase. Each apartment has an area of 66 m2 and consists of a living room, kitchen, two bedrooms, bathroom and terrace. The upper terrace offers a beautiful view of the sea, providing additional value to the space. Air conditioners for heating and cooling ensure comfort and a pleasant temperature throughout the year.

The 435 m2 yard offers a spacious area for relaxation and outdoor activities, while a parking space is provided right next to the house. The house needs some adaptation or renovation, which provides the possibility of personalizing the space according to the wishes of the future owners.

This property is extremely attractive due to its location near the sea, but also due to its proximity to numerous facilities such as beaches, shops, restaurants, playgrounds, promenades and bicycle paths. The city of Novigrad is only a 5-minute drive away, which makes it easy to access all the necessary facilities, while the proximity of the highway is an additional plus for quick and easy access to other parts of the coast or the interior of the country.



**EURO PARTNER**

Istarskog razvoda 1, 52440 Poreč

e-mail: [office@europartner.hr](mailto:office@europartner.hr)

web: [europartner.hr](http://europartner.hr)

info: +385 98 923 6402

---

This house represents an excellent opportunity both for family life and for tourist rental or as a home for two families who want to share space near the sea.

Dear Buyers, property viewings are possible upon prior signing of a viewing record, which serves as the basis for any further steps related to the purchase process and for the calculation of the agency fee in accordance with applicable law. As an authorised real estate broker, EURO PARTNER d.o.o. charges the buyer a brokerage fee of 3% + VAT of the agreed purchase price upon conclusion of the preliminary agreement or sale contract.