

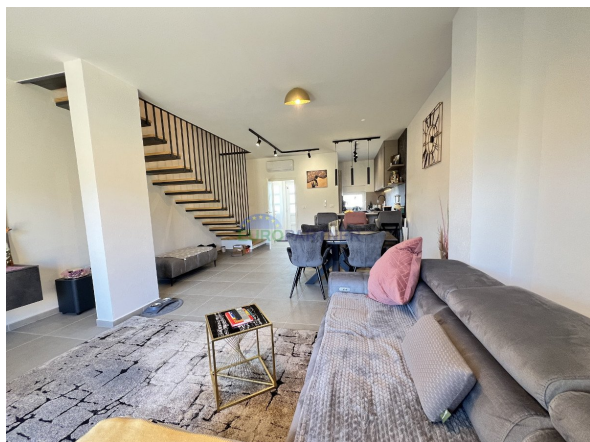
EURO PARTNER

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Code :	00256
Location :	Novigrad
Building area :	134 m2
Land area :	70 m2
Number of bedrooms :	4
Number of bathrooms :	4
Number of toilets :	1
Distance from the center :	3.5 km
Distance from the sea :	2 km

Price : 380.000 €

BUILDING

Number of rooms :	5
Number of floors :	2
Energy class :	in preparation
Year of construction :	2023

AMENITIES

Balcony :	Yes
Number of parking spaces :	2

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

A modern terraced house on three floors is for sale, with a total area of 134 m2, located in a quiet and well-maintained part of Novigrad. The house is located in the middle of the row, which provides additional thermal insulation, peace and privacy.

Contents of the property: a spacious living room with access to the terrace and private garden, kitchen with dining room, four bedrooms, two modern bathrooms and an additional toilet.

The outdoor area offers a terrace and garden, perfect for relaxation, socializing and enjoying the Mediterranean atmosphere.

Additional amenities: electric underfloor heating in all rooms, inverter air conditioners for heating and cooling in each room, high energy efficiency, two parking spaces.

Information about the property:

Year of construction: 2023

Condition: fully furnished and ready to move in

Distance from the sea and beach: 2 km

Excellent transport connections with the rest of Istria and the European



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Union

Quiet location, ideal for a family or tourist investment

If this description has intrigued you, allow us to personally present this unique property to you – contact us and book your viewing appointment.

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.