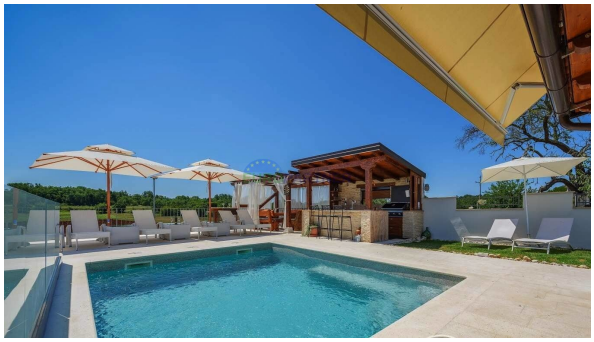
EURO PARTNER
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Code :	00274
Location :	Novigrad
Building area :	203 m2
Land area :	583 m2
Number of bedrooms :	4
Number of bathrooms :	4
Distance from the center :	7 km
Distance from the sea :	7 km

Price : 690.000 €

BUILDING

Number of rooms :	6
Number of floors :	1
Energy class :	in preparation
Year of construction :	2017

AMENITIES

Balcony :	Yes
Number of parking spaces :	2
Pool :	Yes

HEATING & COOLING

Air conditioning :	Yes
Fireplace :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

DOCUMENTATION

Building permit :	Yes
Occupancy permit :	Yes

Mediterranean Luxury and Complete Comfort in the Heart of Istria

Set on a beautiful 558 m2 plot, this elegant villa exudes warmth, style, and comfort.
With a total living area of 203 m2, the house offers a perfect balance between modern design and authentic Istrian charm.

The ground floor features a spacious open-plan living area with a kitchen and dining room, seamlessly connected to the outdoor terrace and pool area.
There are also two bedrooms, two bathrooms – one with a jacuzzi – and a laundry room, making this part of the house highly functional and comfortable for everyday living.

Upstairs, the master bedroom comes with an en-suite bathroom, a walk-in wardrobe, and access to a large terrace – the perfect spot to enjoy a morning coffee with a view of the Istrian countryside.

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The landscaped garden is designed for relaxation and leisure, offering a sunbathing area, swimming pool, outdoor kitchen with a barbecue, and a children’s play area – ideal for spending quality time with family and friends.

In a separate part of the yard, there is a charming tavern designed in a warm, rustic style, featuring its own kitchen, dining area, bedroom, and bathroom.

The villa is fully equipped with solar heating and an electric water pump, central heating via a fireplace, air conditioning in every room, and three covered parking spaces, ensuring comfort throughout the year.

Thanks to its excellent location, beautiful beaches, top-rated restaurants, and all necessary amenities are within a 10-kilometre radius.

This villa is more than just a home – it is a place where luxury meets tranquility, and every detail invites you to enjoy the best of Mediterranean living.