

**EURO PARTNER**

Istarskog razvoda 1, 52440 Poreč

e-mail: office@europartner.hr

web: europartner.hr

info: +385 98 923 6402



<b>Code :</b>	00325
<b>Location :</b>	Novigrad
<b>Building area :</b>	210 m2
<b>Land area :</b>	450 m2
<b>Number of bedrooms :</b>	7
<b>Number of bathrooms :</b>	7
<b>Number of toilets :</b>	1
<b>Distance from the center :</b>	2 km
<b>Distance from the sea :</b>	2 km

**Price : 525.000 €**


**BUILDING**

<b>Number of rooms :</b>	10
<b>Number of floors :</b>	1
<b>Energy class :</b>	B
<b>Year of construction :</b>	1990

**AREAS & SPACES**

<b>Storage room :</b>	Yes
-----------------------	-----

**AMENITIES**

<b>Sea view :</b>	Yes
<b>Terrace :</b>	Yes
<b>Number of parking spaces :</b>	3


**HEATING & COOLING**

<b>Central heating (gas) :</b>	Yes
<b>Central heating (electricity) :</b>	Yes
<b>Air conditioning :</b>	Yes

**INFRASTRUCTURE**

<b>Electricity :</b>	Yes
<b>Water :</b>	Yes
<b>Sewerage :</b>	Yes

**DOCUMENTATION**

<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Occupancy permit :</b>	Yes



Beautiful detached house with garden for sale in Novigrad, Istria

For sale is an attractive detached house located in a quiet part of Novigrad, just 2 km from the picturesque town center and beautiful beaches. This spacious house on three floors, with a total of 3 apartments, is ideal for family life, year-round living or a profitable tourist rental business in the heart of Istria.

Ground floor

The ground floor apartment of 80 m<sup>2</sup> offers comfortable and functional space. It consists of:

- Spacious kitchen with dining area and living room
- Three comfortable bedrooms
- Kitchenette
- Closed terraces, perfect for relaxing

#### First floor

The apartment on the first floor offers a modern layout that includes:

- Living room
- Kitchen
- Bedroom
- Bathroom
- Pantry
- Covered terrace, ideal for enjoying the Istrian landscape

#### Attic

The spacious attic offers additional living space with:

- Two bedrooms
- Kitchen and dining area
- Living room
- Bathroom
- Large terrace with beautiful views

#### Garden and additional amenities

The house is surrounded by a large, beautifully landscaped garden that provides privacy and space for enjoying the outdoors. Parking for at least 3 cars is provided in the yard. Heating is provided via a central gas-fired system, with the addition of air conditioning for complete comfort throughout the year.

#### Location

Located in Novigrad, this house is only 2 km from the city center, where all the necessary amenities are available - shops, restaurants, cafes, bike paths and romantic promenades by the sea. The proximity of the beaches and the rich tourist offer make this property ideal for renting or enjoying the Istrian lifestyle.

#### Why choose this house?

- Spaciousness and flexibility: Three floors with separate apartments, ideal for large families or renting
- Excellent location: Quiet area close to the center of Novigrad and the sea
- Ready to move in: Modernly equipped, with a landscaped garden and heating
- Investment potential: High demand for rental in the touristically attractive Novigrad

Don't miss the opportunity to buy this beautiful house in Novigrad, the perfect combination of comfort, functionality and Istrian charm. Contact us for more information or a viewing!

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.