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

Price : 525.000 €

BUILDING

Number of rooms :	10
Number of floors :	1
Energy class :	B
Year of construction :	1990

AREAS & SPACES

Storage room :	Yes

AMENITIES

Sea view :	Yes
Terrace :	Yes
Number of parking spaces :	3

HEATING & COOLING

Central heating (gas) :	Yes
Central heating (electricity) :	Yes
Air conditioning :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	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

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The ground floor apartment of 80 m2 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!