



<b>Code :</b>	01441
<b>Location :</b>	Novigrad
<b>Building size :</b>	350 m2
<b>Lot size :</b>	833 m2
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	6
<b>Number of bathrooms :</b>	3
<b>Energy efficiency :</b>	Not specified
<b>Distance from center :</b>	6000 m2
<b>Distance from sea :</b>	10 m2
<b>Year of construction :</b>	1950
<b>Garage :</b>	Yes
<b>Parking :</b>	Yes
<b>New construction :</b>	Yes
<b>Attractive location :</b>	Yes
<b>Seaview :</b>	Yes
<b>Arranged environment :</b>	Yes
<b>Automatic irrigation :</b>	Yes
<b>Central heating :</b>	Yes
<b>Terrace :</b>	Yes
<b>Furnished :</b>	Yes
<b>Basement :</b>	Yes

**Price :** on request €

We present to you a unique opportunity - a property situated in the first row to the sea, representing a true rarity in the market, especially in this beautiful part of the Adriatic. With this house, you can start each morning by magically sipping your coffee on the terrace while enjoying the magnificent sea view. In the same environment, you can experience unforgettable evenings, witnessing the magical sunset.

This property, covering an area of 350 m2, with a plot of 833 m2, offers privacy and exceptional proximity to the sea - a distance of only 3 meters from the beautifully landscaped natural beach makes it a perfect destination for sea enthusiasts. The location is also ideal for those seeking year-round living, providing a comfortable home near the towns of Umag and Novigrad, just a 10-minute drive away.

The house consists of a ground floor, first floor, and attic, offering spaciousness and a variety of rooms. With its private parking space and a sea view from every part of the house.

It is important to note that adaptation is required, providing you with the opportunity to customize the space acco...