



<b>Code :</b>	01437
<b>Location :</b>	Novigrad
<b>Building size :</b>	120 m2
<b>Lot size :</b>	50 m2
<b>Number of floors :</b>	4
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Energy efficiency :</b>	Not specified
<b>Distance from center :</b>	4000 m2
<b>Distance from sea :</b>	4000 m2
<b>Year of last adaptation :</b>	2024
<b>Parking :</b>	Yes
<b>New construction :</b>	Yes
<b>Seaview :</b>	Yes
<b>Automatic irrigation :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Terrace :</b>	Yes
<b>Furnished :</b>	Yes

**Price :** 380.000 €

A traditional Istrian house is for sale in Novigrad, located 4 km from the city center and the seaside. This charming house spans 120 m2, spread over four floors.

On the ground floor, there is an entrance area, a bathroom, a spacious dining room, and a beautiful kitchen with access to a 50 m2 courtyard. The first floor houses a living room with an entrance to a spacious terrace. The second and third floors feature two bedrooms each, each equipped with its own bathroom.

From the first floor, there is a unique view of the sea, while from the top floor, the view extends from Poreč to Umag. Due to its location, this property is an ideal home for a family and a lucrative investment for tourist rentals.

The house is currently in the final stages of completion and is expected to be ready for occupancy in the spring of 2024. For any additional questions or information, feel free to contact us.