



Code :	02542
Location :	Novigrad
Building size :	914.00 m2
Garden size :	534 m2
Distance from sea :	1000 m2
Numer of floors :	4
Number of bedrooms :	11
Number of bathrooms :	7
Number of toilets :	1
Sea View :	Yes
Garage :	Yes
Energy efficiency :	being prepared
Year of construction :	2016
Year of last adaptation :	2023
Swimming pool :	Yes
Jacuzzi :	Yes
Sauna :	Yes
Air conditioning :	Yes
Fireplace :	Yes
Elevator :	Yes
Security door :	Yes
Barbecue :	Yes
Sat/Tv :	Yes
Alarm :	Yes
Video surveillance :	Yes
Građevinska :	Yes
Uporabna :	Yes
Vlasnički list :	Yes
Rješenje o izvedenom stanju :	Yes
Fireplace :	Yes
Air conditioning :	Yes
Central heating :	Yes

Price : 3.250.000 €

NOVIGRAD - approx. 1 km from the sea, in a very nice location and on a quiet street, this special and luxurious house with a sea view of 914 m2 is for sale - the house was built using traditional materials but with the most modern techniques and represents a modern interpretation of traditional Istrian architecture - the house consists of basement, ground floor, first floor, attic and gallery - Basement: garage with 2 parking spaces, storage room of 50 m2 - ground floor: 3 apartments - floor + attic: 1 large luxury apartment. In the beautifully landscaped garden there is a heated pool of 40 m2, an outdoor shower and a summer kitchen - the environment is decorated with century-old olive and citrus trees, forged fences and portunia and stone drywall - the price includes massive designer furniture, custom-made furniture - This is an ideal opportunity for investors who want to rent and enjoy the luxury and comfort that this house offers.



HABITARE REAL ESTATE

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- Electricity, water, sewage
- Heating: central heating, underfloor heating, air conditioning, fireplace
- water heating via solar panels.
- Alarm
- ☐ Video surveillance
- Satellite
- Sauna
- Jacuzzi
- Shower and Finnish sauna
- Elevator
- ☐ Gym
- ☐ Wine cellar
- Velux skylights
- ☐ PVC doors and windows
- Mosquito nets
- Smart glass and smart skylights
- Quality hi-fi system
- Video projector in the dining room
- Optical cable speed 1 GB
- ☐ Home Theatre