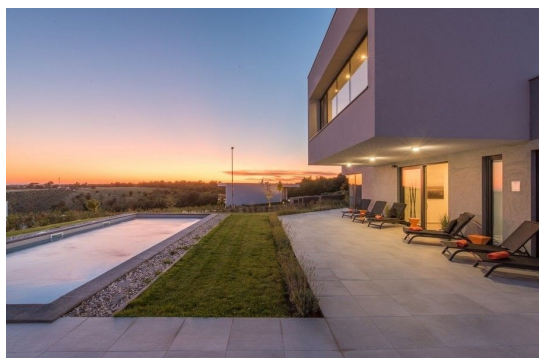




<b>Code :</b>	02424
<b>Location :</b>	Novigrad
<b>Building size :</b>	215.00 m2
<b>Plot size :</b>	1001 m2
<b>Number of bedrooms :</b>	4
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	4
<b>Sea View :</b>	Yes
<b>Energy efficiency :</b>	being prepared
<b>Year of construction :</b>	2018

**Price :** 930.000 €



Beautiful modern villa with swimming pool and unobstructed panoramic view of the sea and nature, total living area of 215 m2 with meticulously landscaped garden of 1001 m2. Located in the charming little Istrian town of Novigrad, in a quiet location, surrounded by nature, with a unique view of olive groves, the sea, and the river Mirna. The villa was built in 2018 and consists of a ground floor, a first floor and a spacious roof terrace with an exceptional view that takes your breath away. On the roof terrace there is also a wellness area for relaxation, with a sunbed and a jacuzzi. On the ground floor, there is a large living room arranged according to the open space principle, with glass walls that allow the space to be completely bathed in natural sunlight. Furthermore, on the ground floor there is a fully modern kitchen and dining room with access to the terrace, as well as three bedrooms with en-suite bathrooms, a storage room, a boiler room, and free space that the future owner can arrange according to his own wishes. On the first floor of the house there is another bedroom with a bathroom, toilet, kitchen, dining room, living room, office, and a beautiful terrace. Underfloor heating was installed throughout the house, and top-quality air conditioners were also installed. In the meticulously arranged exterior of the villa, the center of the garden is a swimming pool with a sunbathing area. In the immediate vicinity is the city center, numerous beaches, the sea, restaurants, wine cellars, shops, banks... The price of this modern and luxurious villa is 930,000 euros.

