HABITARE REAL ESTATE
Mate Vlašića 20, 52440 Poreč
mail: info@habitare.hr
web: habitare.hr
Tel: +385 52 433 801 | Mob: +385 98 411 430

Code :	02526
Location :	Novigrad
Building size :	362.00 m2
Plot size :	762 m2
Distance from see :	1000 m
Numer of floors :	2
Number of bedrooms :	5
Number of bathrooms :	5
Number of toilets :	1
Sea View :	Yes
Parking :	Yes
Energy efficiency :	being prepared
Year of construction :	2026
Swimming pool :	Yes
Sauna :	Yes
Air conditioning :	Yes
Electric blinds :	Yes
Fireplace :	Yes
Underfloor heating :	Yes
Građevinska :	Yes
Vlasnički list :	Yes
Fireplace :	Yes
Air conditioning :	Yes
Heat pump :	Yes

Price : 1.150.000 €

This modern house is located in a quiet area near Novigrad, just approx. 1 km from the sea, on a plot of 762 m². The house is sold ready for finishing, except for interior painting, bathroom fittings, final flooring, exterior tiles, and landscaping.

The house has a gross floor area of 362 m², with 2 parking spaces, and is built to ultra-high standards of construction and materials:

- Interior plaster Thermostec (with styrofoam granules)
- Underfloor heating via heat pump
- Aluminum windows and doors with smart triple glazing and UV filter
- Window sills and door thresholds made of stone
- Safety waterproofing with hidden drains
- Roof thermal insulation, double-layer roof waterproofing
- Preparation for air conditioning installation
- Exterior tiles on terraces and roof (porcelain, stone-look, multiformat)

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- Exterior wall with stone cladding
- Retaining walls and outdoor stairs
- Outdoor landscaping (sidewalks, parking)
- Pool 36 m² (mosaic, hydro-massage, stone edges, sun terrace)

This property represents a perfect combination of luxury, functionality, and top-quality construction, ideal for families or as a vacation investment near the sea.

NOTE: We are not responsible for any errors in property descriptions, but we strive to be as precise and accurate as possible. The property can only be viewed with a signed Brokerage Agreement, which serves as the basis for further actions related to the purchase and the payment of the commission, all in accordance with the Real Estate Brokerage Act.