

ISTRA, NOVIGRAD - Skladna oaza mira i komfora, Novigrad, House



Seller Info

Name: Agencija Dux nekretnine
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First Name: Agencija
Last Name: Dux nekretnine
Company Name: DUX NEKRETNINE d.o.o.
Service Type: Selling and renting
Country: Croatia
Region: Primorsko-goranska županija
City: Rijeka
ZIP code: 51000
Address: Tizianova 8
Mobile: 385 91 480 8808
Phone: 385 51 518 174
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed
- because our mission is more
than just a job.

Listing details

Common

Title:	ISTRA, NOVIGRAD - Skladna oaza mira i komfora
Property for:	Sale
House type:	detached
Property area:	165 m ²
Lot Size:	4494 m ²
Bedrooms:	5
Bathrooms:	2
Price:	1,100,000.00 €
Updated:	Aug 12, 2024

Condition

Built:	2011
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Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Novigrad
City area:	Novigrad
ZIP code:	52466

Permits

Building permit:	yes
Ownership certificate:	yes

Additional information

Energy efficiency:	In preparation
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Heating

Central heating:	yes
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Parking

Garage:	yes
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Description

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ISTRIA, NOVIGRAD - A harmonious oasis of peace and comfort Novigrad, once a peaceful fishing village, has become over the years an attractive destination for tourists from all over Europe and the world, many of whom return regularly. Becoming one of the most desirable places for tourist stay and vacation, Novigrad has preserved its irresistible charm of a quiet fishing town, that recognizable, almost intimate atmosphere, so characteristic of small Mediterranean towns. The Novigrad riviera on the west coast of Istria stretches from Dajla to the mouth of the Mirna river, and is adorned with an indented, low and accessible coast of rocky and pebble beaches. In a gentle environment of pine forests, fertile fields, vineyards and endless olive groves with a view of magical sunsets and the open sea in the distance, a harmonious oasis of peace and comfort is for sale. It is located not far from the city center and yet far enough away from the crowds and noise, relieved from all hectic efforts, in an isolated piece of paradise. A house, an auxiliary building and a swimming pool were built on a spacious plot of land enriched with 42 old olive trees, with attention to every detail and the quality of materials and equipment, with an unobtrusive but charming appearance. In addition to the decoratively lit olive trees, the exterior's special attention is drawn to the swimming pool with a sunbathing area and a view into the sunset, which on the sea horizon forms unforgettable landscapes spiced with the bright colors of the setting sun. In addition to orientation design, the overflow pool with salt water system also impresses with its size of 102 m² (17m x 6m). Equally sensational views are offered from the rest of the automatically irrigated garden, more precisely from the porch of the house under which there is a summer kitchen with an open fireplace and a hot tub, as well as from the inside of the house. A house of timeless design reveals all the beauty of simple exterior architecture. A functional, airy living space with plenty of daylight and warmth throughout the day is clearly defined and maximally utilized and extends over two floors; basement and ground floor. The basement of 50 m² contains a wellness area with saunas and a storage room with a laundry room. The ground floor of 90 m² practically continues on the glass-enclosed porch of 25 m², which at the same time represents a comfortable and cozy living area connected to the kitchen and dining room in the house. The floor plan of the ground floor is complemented by two bedrooms, two bathrooms and a storage room. Heating/cooling of the house is provided by air conditioners and a floor heating system, and a wood-burning fireplace has been installed in the living room, while thermal solar collectors have been installed for the preparation of hot sanitary water. Absolute privacy and security is ensured by an alarm system and video surveillance. This rarity on the market is an ideal opportunity for a comfortable family life as well as an investment for the purpose of an already established tourist rental. Dear clients, the agency commission is charged in accordance with the General Business Conditions:
www.dux-nekretnine.hr/opci-uvjeti-poslovanja ID CODE: 23936

Additional contact info

Reference Number: 516720

Agency ref id: 23936