

## ISTRA, NOVIGRAD - Kuća uz more, Novigrad, House



### Seller Info

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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  
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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:	ISTRJA, NOVIGRAD - Kuća uz more
Property for:	Sale
House type:	semi-detached
Property area:	196 m <sup>2</sup>
Lot Size:	337 m <sup>2</sup>
Bedrooms:	6
Bathrooms:	1
Price:	728,000.00 €
Updated:	Nov 15, 2024

### Location

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

### Permits

Ownership certificate:	yes
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### Additional information

Energy efficiency:	In preparation
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### Parking

Garage:	yes
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### Description

Description:	ISTRIA, NOVIGRAD - House by the sea Novigrad, once a peaceful fishing village, has become over the years an attractive destination for tourists from all over Europe and even 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
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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. Near the town of Novigrad, in a charming settlement in the bay, a house by the sea is for sale. The special feature of this rarity on the market, given its attractive location, is reflected in the full potential for a high return on investment. House of approx. 135 m<sup>2</sup> extends over three floors; ground floor, first floor and attic. On the ground floor of the house there is a living room, a dining room and a kitchen. The first floor consists of two bedrooms and a bathroom. There are two bedrooms in the attic. Next to the house is a tavern with an area of approx. 11 m<sup>2</sup> and a garage of approx. 50 m<sup>2</sup>. Although the property requires certain investments and renovation in order to optimize its potential, its location and price represent an excellent opportunity as an investment for tourist rental and/or housing. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 25692

### Additional contact info

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