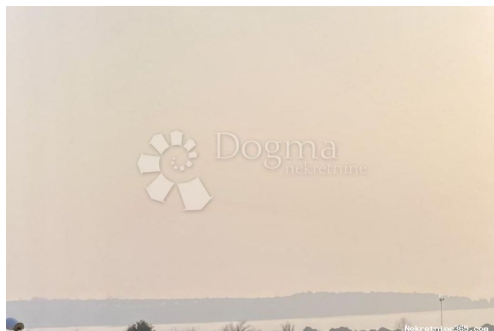


## KUĆA SA NEOPISIVIM POGLEDOM NA MORE, Novigrad, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: F.LA GUARDIA 6  
Phone: +385 51 341 080  
Fax: +385 51 341 081  
About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	KUĆA SA NEOPISIVIM POGLEDOM NA MORE
Property for:	Sale
House type:	detached
Property area:	240 m <sup>2</sup>
Lot Size:	441 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	8
Bathrooms:	2
Price:	1.00 €
Updated:	Apr 15, 2024

### Condition

Built:	1989
Last renovation:	2022

### 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:	A
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### Parking

Garage:	yes
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### Description

**Description:**

For sale is a family house in Novigrad, only 500 meters away from the sea. The house consists of a ground floor and a first floor with a total net area of 240m<sup>2</sup>. The ground floor apartment, covering an area of 115 m<sup>2</sup>, comprises a kitchen, dining room, living room with access to a terrace with beautiful views of the sea and the town. On the ground floor, there are also three bedrooms, one of which has access to a terrace, and a bathroom. The first-floor apartment, with an area of 125 m<sup>2</sup>, also includes a kitchen, dining room, living room with access to a closed terrace with even more beautiful views of the sea and the town of Novigrad. There are also three bedrooms, one with its own terrace, and one currently used as a storage room. PVC joinery is installed in both apartments. Both apartments have heating via air conditioning units and underfloor heating systems, while only the bedrooms are heated by air conditioning units. The house was renovated in 2022, and the renewed facade and insulation (10 cm styrofoam) contribute to energy class A. The house has a 10 kW solar photovoltaic system, thermal collectors for hot water, and a 300 L central boiler. In the 441 m<sup>2</sup> courtyard, there is a summer kitchen with a barbecue and a garage with an area of 30 m<sup>2</sup>, equipped with an air conditioning unit for the comfort of your vehicles. The ownership is clear, without any burdens, with all the necessary documentation. This property in beautiful Novigrad is your ideal investment opportunity. Its flexible structure allows for various usage options according to your desires and needs. Whether you plan to invest for tourist purposes or want to live on one floor while renting out the other, this property offers diverse possibilities. The tourist town of Novigrad-Cittanova is located on the western coast of Istria and stands out among numerous Istrian towns for its unique natural beauty, rich cultural heritage, and undoubtedly great hospitality. It is also a town boasting one of the cleanest seas in this part of the Mediterranean. The Novigrad Riviera stretches from Dajla to the mouth of the River Mirna, characterized by rugged, low, and accessible coastline, with rocky and pebble beaches. For personalized assistance and viewing, please contact: Michael Radola Licensed Agent +385915753640 michael.radola@dogma-nekretnine.com ID CODE: IS1511171

**Additional contact info**

Reference Number: 567395  
Agency ref id: IS1511171