

## Prilika! Kuća u Novigradu sa velikim obiteljskim stanom i tri apartmana. Novigrad, House



### Seller Info

Name: Agencija Europartner  
First Name: Agencija  
Last Name: Europartner  
Company: Europartner d.o.o.  
Name:  
Service Type: Selling  
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City: Poreč  
City area: Poreč  
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About us: Europartner is a licensed real estate agency based in Istria in the town of Poreč, an active member of the Croatian Chamber of Commerce.

Our mission is to fulfill the wishes of our clients, we listen to what you tell us and we are focused on realizing your wishes, which helps us with our many years of experience and acquired market knowledge.

Our Real Estate Portfolio is the result of our work and desire to be among the best, and our satisfied clients are the crown of our profession.

Our business does not end with the signing of the contract, we are still available to our clients for all other jobs from the

moment of purchase to carefree  
move into the desired property.

We speak: Croatian, English,  
German, Italian

We are enrolled in:

Directory of real estate agents  
in the Republic of Croatia,  
pursuant to Article 12,  
paragraph 2 of the Law on Real  
Estate Brokering (Official  
Gazette 107/07)  
Register of Real Estate Brokers  
in the Republic of Croatia,  
pursuant to Article 2 of the Law  
on Real Estate Brokering  
(Official Gazette 107/07)

EUROPARTNER d.o.o  
Istarskog Razvoda 1, 52440  
Poreč  
OIB: 68770135089  
MBS: 130003427  
Share capital: 20.000,00 HRK  
The competent court:  
Commerical court Pazin

## Listing details

### Common

Title:	Prilika! Kuća u Novigradu sa velikim obiteljskim stanom i tri apartmana
Property for:	Sale
House type:	detached
Property area:	236 m <sup>2</sup>
Lot Size:	600 m <sup>2</sup>
Bedrooms:	11
Bathrooms:	5
Price:	600,000.00 €
Updated:	Feb 26, 2024

### Condition

Condition:	Kept
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## Location

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

## Permits

Ownership certificate: yes

## Additional information

Infrastructure: Water, Air conditioner



## Parking

Number of parking spaces: 1

## Description

Description: This detached multi-apartment house is located in Novigrad in a very attractive location in a quiet area, only 800 m from the sea. The house covers 236 m<sup>2</sup>. There are three separate apartments on the ground floor of the house, which are successfully rented out every year for tourist purposes. There are two apartments with two bedrooms, bathroom, kitchen, living room with access to the terrace, and one studio apartment. On the first floor there is a spacious apartment of 110 m<sup>2</sup>, consisting of three bedrooms, two bathrooms, kitchen, dining room with living room. The living room opens onto a terrace with a beautiful view of the sea. Heating/cooling: central heating (heating oil) and air conditioning. The yard covers 600m<sup>2</sup> and is well-kept. In the yard there is also a barbecue area, a garage that is currently a canteen of 50 m<sup>2</sup>, and one parking space. There is free city parking in front of the house. Due to its location, this house is an exceptional opportunity to rent for tourist purposes. Since the sea is only 800 m away, you can go to the beach on foot. House I is also close to all facilities. The tourist town of Novigrad-Cittanova is located on the west coast of Istria and stands out among the many Istrian towns for its unique natural beauty and rich cultural heritage. It is also a city that boasts one of the cleanest seas in this part of the Mediterranean. The Novigrad riviera stretches from Dajla to the mouth of the Mirna river, and is adorned with an indented, low and accessible coast, rocky and pebble beaches. Novigrad hotels are also located there, which have organized sports fields and a variety of catering options in their vicinity. Custom ID: D-181 Remark: Viewing the property is possible with the signing of the brokerage contract, which is the

basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions. The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

### **Additional contact info**

Reference Number: 572174  
Agency ref id: D-181  
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