

## Novigrad stari grad stan za adaptaciju!, Novigrad, Flat



### Seller Info

Name: Camelia Real Estate  
First Name: Camelia  
Last Name: Real Estate  
Company Name: Camelia Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://www.camelia.hr>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
City area: Opatija  
ZIP code: 51410  
Address: Ulica Maršala Tita 139  
Mobile: 0038598389101  
Phone: 0038551514157  
About us: Camelia real estate d.o.o. offers

a large selection of carefully selected properties in Opatija, the Opatija Riviera, Istria and Gorski Kotar; from elite villas, exclusive apartments, perfectly positioned houses and apartments by the sea, to attractive plots of land, which are a great investment potential.

Our offer includes penthouses and luxury apartments in new buildings with panoramic views and accompanying amenities and infrastructure, villas with swimming pools and landscaped gardens, and various plots of land with potential.

Our experienced agents with a license will help you in the entire process of buying and selling, from consultation to actual realization with a whole team of legal experts, architects, interior designers.

Reg No.: 102/2018

## Listing details

## Common

Title:	Novigrad stari grad stan za adaptaciju!
Property for:	Sale
Property area:	55 m <sup>2</sup>
Floor:	1
Number of Floors:	2
Bedrooms:	4
Bathrooms:	1
Price:	270,000.00 €
Updated:	Jul 08, 2024

## Condition

Built:	1892
Last renovation:	1980

## 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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## Description

Description:	Novigrad Old Town Apartment with Great Potential! We are facilitating the sale of an interesting property located in the heart of Novigrad, just a hundred meters away from the sea and beaches. The property spans 55 m <sup>2</sup> divided into 3 floors with a typical layout for old Istrian stone houses. This apartment shares a common entrance with the adjacent apartment, which also extends over three floors. On the ground floor, there is a bathroom, while on the first floor, there is a kitchen with dining area and one bedroom, and two more bedrooms on the second floor. This multi-level apartment in an old stone house with very thick and sturdy stone walls also has an attic (although of low height) where future owners can create a terrace with a beautiful view. On the ground floor, next to the toilet, there is another cellar
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that has belonged to the current owners for over 40 years and is currently in the process of acquisition. Access to this property is not possible by car, which can be parked in the zone with privileged cards for all residents of the old town, located in the immediate vicinity of the property. Despite the need for a complete renovation, considering its excellent location, we consider this property to have great potential and recommend it to all potential buyers who want to be in the heart of beautiful Novigrad near the sea and beaches and are ready for a larger financial investment. Ideal for tourist rental! ID CODE: 631

### Additional contact info

Reference Number: 606044  
Agency ref id: 631