

Istra, Novigrad, okolica, jedinstvena autohtona istarska kuća s okućnicom - samo 30 metara od mora, Novigrad, House



Seller Info

Name: Art Living Real Estate
First Name: Art Living
Last Name: Real Estate
Company Name: ART LIVING REAL ESTATE
Service Type: Selling and renting
Country: Croatia
Region: Istarska županija
City: Umag
ZIP code: 52470
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About us: Art Living Real Estate is an authorised licensed real estate agency, registered in the Register of Real Estate Agents at the Croatian Chamber of Commerce, which with its professional approach and a team of licensed agents represents its clients by providing top real estate services. Contact us with confidence and see for yourself our expertise and quality.

Our services to buyers:

consulting on the situation on the real estate market and presentation of real estates in our office
field tour of selected real estate
real estate documentation check
negotiating sales
legal support (sales contract, pre-contracts, registration)
transfer of utility obligations (electricity, water, etc.),

Our services to sellers:

property overview
real estate estimate
photographic services
consulting on the real estate's
market value
verification of real estate
documentation (ownership
certificate, construction and use
permit)
signing a real estate mediation
contract
advertising real estate on our
website and other leading
domestic and world websites
additional attention is paid to
the real estate for which we
have an exclusive mediation
contract in marketing
advertising and investment

Reg No.: 72/2022

Listing details

Common

Title: Istra, Novigrad, okolica, jedinstvena autohtona istarska kuća s okućnicom - samo 30 metara od mora
Property for: Sale
House type: semi-detached
Property area: 196 m²
Lot Size: 337 m²
Number of Floors: 2
Bedrooms: 6
Bathrooms: 1
Price: 728,000.00 €
Updated: Nov 02, 2024

Condition

Built: 1920

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



Parking

Number of parking spaces: 2

Description

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Istria, Novigrad, surroundings An extremely attractive autochthonous Istrian house full of potential is for sale in an extraordinary location, located in the vicinity of Novigrad and only 30 meters from the sea and a landscaped beach. Although it is connected to another property at one end, thanks to a spacious garden of 337 m², the house still offers absolute privacy, peace, and a view of the sea that leaves everyone breathless. The house with a total area of 196 m² extends over three floors. On the ground floor there is an entrance area and a staircase, a kitchen, a separate living room, a garage that is currently used as a storage room, and a tavern - a wine cellar. On the first floor there are two spacious bedrooms, a large bathroom and a terrace with a priceless panoramic view of the sea and the beautifully landscaped beach. In the attic of the house there are two additional bedrooms and a storage room. Thanks to its extraordinary location and really large square footage, this house offers many options. It is possible to thoroughly renovate or completely reconstruct it according to your wishes with the possibility of building as many as 4 separate residential units within the same building. The house comes with fully furnished and clean documentation, a guarantee for a peaceful purchase process. This property is a real rarity on the market. A quiet and unique location only 30 meters from the sea and well-kept beaches, close to all essential facilities such as restaurants, bars, promenade, shop and bicycle path, make this property an exceptional and rare opportunity for anyone looking for a family or apartment house with a garden that is can be adapted for housing or vacation as well as for renting for tourist purposes. Dear clients, it is possible to view the property only with a signed mediation agreement, which is the basis for further actions related to the sale and commission, all in accordance with the Act on mediation in real estate transactions. The commission of the agency for the buyer is 3% + VAT and is paid in case of real estate purchase at the conclusion of

the sales contract NOTE: We are not responsible for any errors in the property descriptions, but we want to be as precise and accurate as possible AGENCY ID CODE: 1125 Mia Glad Sales representative Mobile: +385 91 784 8083 E-mail: office@artliving-realestate.hr www.artliving-realestate.hr ID CODE: 1125

Additional contact info

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