

## Istra, Novigrad, okolica - imanje od 10.000 m2 sa prostranom kućom u istraskom stilu, 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 - imanje od 10.000 m<sup>2</sup> sa prostranom kućom u istraskom stilu  
Property for: Sale  
House type: detached  
Property area: 600 m<sup>2</sup>  
Lot Size: 10000 m<sup>2</sup>  
Number of Floors: 2  
Bedrooms: 6  
Bathrooms: 5  
Price: 1,800,000.00 €  
Updated: Aug 07, 2024

### Condition

Built: 1990  
Last renovation: 2019

### 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



## Heating

Central heating: yes

## Parking

Garage: yes  
Number of parking spaces: 5  
Covered parking space: yes

## Description

Description: Istria - Novigrad - surroundings A unique estate with a spacious detached house in the Istrian style is for sale, 9 km from the picturesque Novigrad, the pearl of Istrian tourism located on the northwestern part of the Istrian peninsula. This unique property covers almost 10,000 m2. The house with a total area of 600 m2, with a beautiful vehicular entrance, extends over 3 floors, ground floor, first floor and attic. The impressive ground floor is the most attractive part of this fabulous property. It consists of a spacious living room with its own reading room, a kitchen with a large dining room where there is also a beautiful indoor fireplace, a bathroom, a large storage room with a boiler room and a laundry room, and a lobby with an imposing staircase made of African wood for access to the first floor. On the ground floor there is also a large veranda with a total area of 45 m2 surrounded by a beautiful garden and greenery, with a stone dining table, an outdoor fireplace and a picturesque stone well. The first floor consists of 3 bedrooms, one of which is the master bedroom with its own bathroom, wardrobe and a spacious covered terrace of approx. 30 m2 with a beautiful, soothing open view of the Istrian landscape. The remaining two spacious guest bedrooms share a second, common bathroom. The beautifully decorated mansard consists of an additional bedroom, two bathrooms and a spacious open-plan living room with a beautiful view of the entire property. The house has gas central heating, an air conditioning system in every room, its own boiler room and laundry room, and a

water depurator. Auxiliary facilities located next to the house consist of 2 large garages, a covered parking space for 3 cars, a tool room, and an open-type covered storage room for storing garden tools and machines. The spacious property around the house extends to almost 10,000 m<sup>2</sup>, of which as much as 4,000 m<sup>2</sup> is building land. A beautifully landscaped garden with rich Mediterranean horticulture, cultivated olive groves and spacious landscaped lawns is surrounded by a 5,000 m<sup>2</sup> forest that is also part of the property. This fairy-tale property with a beautiful renovated house in typical Istrian style is sold fully equipped and furnished, and is a great opportunity both for housing and for investment in tourist purposes in a perfect location of the beautiful Istrian landscape. The commission of the agency for the buyer is 3% + VAT and is paid in the case of real estate purchase upon conclusion of the pre-contract or sales contract. 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. 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: 1089 ID CODE: 1089

### Additional contact info

Reference Number: 612823  
Agency ref id: 1089