

## Istra-Novigrad, okolica, Moderna prizemnica s bazenom na parceli 1 270 m2, 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  
Address: Pozioi 1g  
Mobile: +385 91 784 80 83  
Phone: +385 91 784 80 83  
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, Moderna prizemnica s bazenom na parceli 1 270 m2  
Property for: Sale  
House type: detached  
Property area: 110 m<sup>2</sup>  
Lot Size: 1170 m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 3  
Price: 480,000.00 €  
Updated: Nov 11, 2024

### Condition

Built: 2018

### 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: 5

## Description

Description:

Istria, Novigrad For sale is a modern villa with a swimming pool located in a quiet and beautiful village surrounded by nature and greenery, 3 km from the sea, 8 km from the city of Novigrad, 12 km from the city of Poreč, 30 km from the border crossing with Slovenia, 51 km from Pula Airport and 60 km from Trieste airport. This beautiful one-story house with an area of 110 m<sup>2</sup> consists of an entrance, a living room with a kitchen and a dining room, 3 bedrooms with their own bathroom and an additional toilet in the boiler room. The open-plan living and dining room leads directly to the paved terrace and pool. This exceptional villa is spread over a plot of 1,270 m<sup>2</sup> and is surrounded by a landscaped and fenced garden with its own olive grove. The villa has 5 private parking spaces. The villa is decorated with an exceptional design and is equipped with floor heating on a heat pump, air conditioning and the necessary preparations for a fireplace and solar panels. This unique property is the perfect choice for vacation, residence or rental for tourist purposes, a combination of comfort and convenience in the idyll offered by the Istrian landscape. The villa is sold fully furnished and decorated. Ownership in order

**CHARACTERISTICS OF THE VILLA:** Ground floor Plot 1,270 m<sup>2</sup> Swimming pool terrace with barbecue Peaceful surrounding Panoramic view 5 parking spaces

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. "ART LIVING REAL ESTATE" agency, as an authorized real estate broker, charges a brokerage fee of 3% + VAT at the time of signing the Pre-Contract or Purchase Agreement. ID CODE: 583

## Additional contact info

Reference Number: 613140  
Agency ref id: 583  
Contact phone: 091 784 8083