

## Novigrad-okolica, šarmantna vila s bazenom novogradnja, 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: Novigrad-okolica, šarmantna vila s bazenom novogradnja  
Property for: Sale  
House type: detached  
Property area: 130 m<sup>2</sup>  
Lot Size: 380 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 4  
Bathrooms: 1  
Price: 650,000.00 €  
Updated: Oct 10, 2024

### Condition

Built: 2017

### 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

**Description:** Novigrad, surroundings A beautiful villa with a swimming pool of modern design is for sale, only 5 km from the city of Novigrad and its beaches, 13 km from the city of Umag and 27 km from the border crossing with Slovenia. The villa is located in a quiet and beautiful location surrounded by olive trees and vineyards on a landscaped and fenced plot of approx. 380 m<sup>2</sup> that provides complete peace and privacy due to its unique location away from the village. The villa with an area of 130 m<sup>2</sup> extends over 2 floors - ground floor and first floor. On the ground floor there is a spacious living room, a kitchen with an open dining room with a high ceiling and a storage room. There are also two bedrooms, each with its own bathroom and direct access to the 24 m<sup>2</sup> swimming pool and sunbathing area. The first floor is accessed by an internal decorative modern staircase, where there is a 20 m<sup>2</sup> master bedroom. with a private bathroom and a glass wall with a view of the landscape and a spacious covered terrace with an open view of the beautiful picturesque Istrian landscape. The villa is equipped with air conditioning and underfloor heating in the bathrooms. It is sold fully furnished. The property is ideal for an authentic experience of Istria. Considering all the mentioned characteristics, attractive location and comfort, the villa is suitable for living and vacationing as well as for renting for tourist purposes throughout the year. **CHARACTERISTICS:** New construction Swimming pool 24 m<sup>2</sup> Air conditioning Mosquito nets Electric blinds Modern design Fully furnished 2 covered parking spaces Terrace with pergola 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 ID CODE: 513

## Additional contact info

Reference Number: 613177

Agency ref id: 513

Contact phone: 091 784 8083