

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 m²
 Lot Size: 380 m²
 Number of Floors: 1
 Bedrooms: 4
 Bathrooms: 1
 Price: 650,000.00 €
 Updated: Nov 12, 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 m² that provides complete peace and privacy due to its unique location away from the village. The villa with an area of 130 m² 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 m² swimming pool and sunbathing area. The first floor is accessed by an internal decorative modern staircase, where there is a 20 m² 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 m² 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