

Novigrad, luksuzna dvojna vila s bazenom 700 m 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
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, luksuzna dvojna vila s bazenom 700 m od mora
Property for: Sale
House type: semi-detached
Property area: 143 m²
Number of Floors: 1
Bedrooms: 4
Bathrooms: 3
Price: 660,000.00 €
Updated: Jul 02, 2024

Condition

Newbuild: yes

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 For sale, a luxurious semi-detached villa with a swimming pool in a new building of modern architecture, close to all essential amenities (shops, restaurants, marina, parks, beaches), only 700 m from the sea and the center of Novigrad and 20 km from the border crossing with Slovenia. The villa with a total area of 143 m² extends over two floors, ground floor and first floor. The ground floor consists of an entrance, a living room with an open kitchen and dining room, a bedroom, a bathroom and a storage room. From the living room there is direct access to the covered terrace of 6.84 m² and the swimming pool of 13.38 m². On the first floor there is a hallway and 2 bedrooms, each with its own bathroom. One bedroom has direct access to a partially covered terrace of 15.50 m². The roof terrace with an area of 50.17 m², of which 14.40 m² is a green area, is accessed by internal stairs. The terrace has all the necessary installations for installing a hydromassage pool (jacuzzi). From the roof terrace there is a wonderful open view of the sea, the marina and the old town. The property is built from high-quality building materials with underfloor heating, blinds and air conditioning, and is accessible for people with disabilities and reduced mobility. The villa also has a garden surrounded by a stone wall and a green hedge, a garden decorated with indigenous greenery and 2 parking spaces. For the external access to the villa, a landscaped asphalt road with final boundaries and retaining walls around the entire plot with landscaped sidewalks is planned. Turnkey purchase, completely finished and ready to move in, without furniture. This unique property is a perfect choice for vacation, residence or rental for tourist purposes. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions. ID CODE: 445

Additional contact info

Reference Number: 613196
Agency ref id: 445