

## Novigrad - okolica, moderan duplex sa bazenom, 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, moderan duplex sa bazenom  
Property for: Sale  
House type: semi-detached  
Property area: 116 m<sup>2</sup>  
Lot Size: 260 m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 2  
Price: 445,000.00 €  
Updated: Nov 13, 2024

### Condition

Newbuild: yes  
Built: 2022

### 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

## Heating

Central heating: yes



## Parking

Number of parking spaces: 2

## Description

Description: Novigrad - surroundings Luxury semi-detached villa with pool in a new building of modern architecture for sale, 7 km from the sea and 9 km from the border crossing with Slovenia and the airport (Portorož). The villa is spread over two floors with a total area of 116 m<sup>2</sup>, ground floor and first floor. The ground floor consists of an entrance, hallway, living room with kitchen and dining area open plan and toilet. From the living room there is direct access to the covered terrace and landscaped garden with pool. The first floor is accessed by internal stairs. On the first floor there are three bedrooms and two bathrooms. The property is built of high quality building materials with air conditioning. The villas are connected on the side. The total area of the garden is 260 m<sup>2</sup>. Turnkey purchase, completely finished and ready to move in. Planned completion of works in 2023. Considering the attractive location and the proximity of all important facilities, this property is ideal for vacation and housing, as well as for renting for tourist purposes. Dear clients, the agency commission is charged in accordance with the General Terms and Conditions ID CODE: 371

## Additional contact info

Reference Number: 613213  
Agency ref id: 371  
Contact phone: 091 784 8083