

## Istra, Novigrad, okolica - šarmantna kuća s bazenom na mirnoj i lijepoj lokaciji, 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 - šarmantna kuća s bazenom na mirnoj i lijepoj lokaciji  
Property for: Sale  
House type: detached  
Property area: 100 m<sup>2</sup>  
Lot Size: 500 m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 2  
Price: 450,000.00 €  
Updated: Nov 08, 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: Istria, Novigrad, surroundings A detached modern villa with a swimming pool for sale, with a total area of 100 m<sup>2</sup>, in a quiet and beautiful place 9 km from the picturesque Novigrad and its beautiful beaches, 14 km from the city of Umag, and 16 km from the border crossing with Slovenia. The house consists of an entrance hall, a living room with a dining room and an open space kitchen, 3 bedrooms, 2 bathrooms, and a covered terrace of 15 m<sup>2</sup> with a modern summer kitchen. The house is located on a plot of 500 m<sup>2</sup> on which there is a 24 m<sup>2</sup> swimming pool with an arranged sunbathing area and garden, an outdoor shower and its own parking lot. This luxuriously furnished modern villa has heating via a wood stove and an air conditioning system in each room separately. The house is located in a quiet and beautiful location and is an ideal property both for vacation and housing as well as for renting for tourist purposes. The house is sold fully furnished and fully functional Ownership in order. 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. The commission of the agency for the buyer is 3% and is paid in case of real estate purchase upon conclusion of the pre-contract or purchase agreement. NOTE: We are not responsible for any errors in the property descriptions, but we want to be as precise and accurate as possible. AGENCY ID CODE: 1134 ID CODE: 1134

## Additional contact info

Reference Number: 615907

Agency ref id: 1134

Contact phone: 091 784 8083