

## Istra, Novigrad, okolica - moderna dvojna prizemnica s bazenom na mirnoj 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 - moderna dvojna prizemnica s bazenom na mirnoj lokaciji  
Property for: Sale  
House type: semi-detached  
Property area: 78 m<sup>2</sup>  
Lot Size: 430 m<sup>2</sup>  
Bedrooms: 3  
Bathrooms: 1  
Price: 350,000.00 €  
Updated: Jul 07, 2024

### Condition

Newbuild: yes  
Built: 2024

### 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 An attractive semi-detached house for sale with a swimming pool in a new building, modern architecture, near all essential facilities, 4.5 km from the sea, 7 km from charming Novigrad and 14 km from the center of Umag. This beautiful one-story house has a total area of 78 m<sup>2</sup> and consists of a living room with an open kitchen and dining room, 2 bedrooms, each with its own bathroom and wardrobe space, and a storage room. From the living room there is a covered terrace from which you can access the landscaped garden area of 430 m<sup>2</sup>, where there is a swimming pool, a sunbathing area and a parking lot. The property is built from high-quality building materials with PVC carpentry, preparation for underfloor heating and air conditioning. The house is sold on a turnkey basis, which includes a fully furnished and ready-to-move-in property without furniture. The planned completion of the works is the summer of 2025. For external access to the house, an asphalt road with final boundaries and retaining walls around the entire plot with paved sidewalks is planned. The houses are connected on the side and each unit has its own outdoor pool. Thanks to its position and proximity to all essential amenities, this unique property is the perfect choice for vacation, residence or rental for tourist purposes. 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 the case of real estate purchase upon conclusion of the pre-contract or sales contract. 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: 1150 ID CODE: 1150

## Additional contact info

Reference Number: 618909

Agency ref id: 1150