

## Istra, Novigrad, okolica - Moderna kuća u nizu s bazenom u okolici Novigrada - 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  
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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 kuća u nizu s bazenom u okolici Novigrada - NOVOGRADNJA

Property for: Sale

House type: in sequence

Property area: 114 m<sup>2</sup>

Lot Size: 323 m<sup>2</sup>

Number of Floors: 1

Bedrooms: 4

Bathrooms: 3

Price: 370,000.00 €

Updated: Aug 29, 2024

### Condition

Newbuild: yes

Built: 2025

### Location

Country: Croatia

State/Region/Province: Istarska županija

City: Novigrad

City area: Novigrad  
ZIP code: 52466

## Permits

Ownership certificate: yes



## Additional information

Energy efficiency: In preparation

## Parking

Number of parking spaces: 2

## Description

Description:

Istria, Novigrad - surroundings A modern terraced house with a swimming pool is for sale, 3 km from the charming town of Novigrad and its beautiful beaches. The net usable area of the house is 114 m<sup>2</sup>, while the area of the garden is 323 m<sup>2</sup>. The house extends over two floors: ground floor and first floor. The ground floor consists of a living room, a kitchen with a dining area, a bathroom, a storage room and a large terrace with access to the pool of 18 m<sup>2</sup>. An internal staircase leads to the first floor where there are 3 bedrooms, one of which is a master bedroom with its own bathroom and additional guest bathrooms. Underfloor heating is 12V direct current (possibility and predisposition for a heat pump), while cooling is via air conditioning. The facade will be energy efficient (10 cm styrofoam), while the joinery will be made of PVC. The house has 2 parking spaces. The start of construction is planned for the beginning of 2025. The quiet and beautiful location makes this property an ideal opportunity for anyone looking for a modern house that can be adapted both for family life and 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% + VAT 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: 1158 ID CODE: 1158

## Additional contact info

Reference Number: 623424  
Agency ref id: 1158