

## ISTRA, NOVIGRAD - Stan s vrtom u blizini mora, Novigrad, Flat



### Seller Info

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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
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Region: Primorsko-goranska županija  
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About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, NOVIGRAD - Stan s vrtom u blizini mora
Property for:	Sale
Property area:	55 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	3
Bathrooms:	1
Price:	203,690.00 €
Updated:	Oct 01, 2024

### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Novigrad
City area:	Novigrad
ZIP code:	52466

### Permits

Ownership certificate:	yes
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### Description

Description:	<p>ISTRIA, NOVIGRAD - Apartment with a garden near the sea Novigrad, once a peaceful fishing village, has become over the years an attractive destination for tourists from all over Europe and even the world, many of whom return regularly. Becoming one of the most desirable places for tourist stay and vacation, Novigrad has preserved its irresistible charm of a quiet fishing town, that recognizable, almost intimate atmosphere, so characteristic of small Mediterranean towns. The Novigrad riviera on the west coast of Istria stretches from Dajla to the mouth of the Mirna river, and is adorned with an indented, low and accessible coast of rocky and pebble beaches. A furnished apartment with a garden is for sale in Mareda. The extension of the apartment was legalized in 2018. According to the floor plan, the net living area is 55m<sup>2</sup> (48+7, and gross 62m<sup>2</sup>). The price per square meter of this ground-floor apartment includes a garden of 41 square meters for free. The apartment is 150m from the beach. The lights of Venezia can be seen at night. The apartment consists of an entrance hall with large built-in wardrobes, which serve as storage. The large living room is 19m<sup>2</sup>. Two additional sleeping areas are 5m<sup>2</sup> and 6m<sup>2</sup>. Loggia 14m<sup>2</sup> is closed with a glass sliding wall with blinds, and serves as a summer kitchen, additional convenient storage and dining room. In front of the loggia there is a space with an outdoor solar water heater and a sink. In the</p>
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garden there are deckchairs under cypress, cedar, lemon and grapefruit trees, as well as lavender. Accessible for wheelchairs on the south side. In the garden, it is possible to set up a pool of 18m<sup>3</sup> and bring in fresh or sea water by cistern. The price is about €65., leave the boat, surfboards ... 2 parking spaces are provided in the public parking lot. The front door can be accessed from the street by car and/or truck. The apartment is furnished and ready for use. The apartment is insured against fire, flood, water spillage, as well as the furniture. The keys are handed over after signing the contract and full payment. Primarily, these values of the location and the garden, and the established Peace, are sold here. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 32596

### Additional contact info

Reference Number: 633168  
Agency ref id: 32596