

## Novigrad, okolica! Predivna vila u izgradnji 700 m od mora!, Novigrad, House



### Seller Info

Name: Agencija Diamond Realestate  
First Name: Agencija  
Last Name: Diamond Realestate  
Company Name: Diamond Real Estate d.o.o.  
Service Type: Selling and renting  
Website: <https://diamond-realestate.hr/>  
Country: Croatia  
Region: Istarska županija  
City: Poreč  
City area: Poreč  
ZIP code: 52440  
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1.kat  
Mobile: +385 52 210 824  
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About us: Diamond Real Estate  
Partizanska 5a, Dom Obrtnika,  
1.kat,  
52440 Poreč

### Listing details

#### Common

Title: Novigrad, okolica! Predivna vila u izgradnji 700 m od mora!  
Property for: Sale  
House type: detached  
Property area: 184 m<sup>2</sup>  
Lot Size: 430 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 5  
Bathrooms: 4  
Price: 750,000.00 €  
Updated: Sep 30, 2024

#### Condition

Built: 2024



## Location

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

## Additional information

Energy efficiency: In preparation

## Description

Description: Istria, Novigrad, surroundings! As part of a small closed estate just a few steps from the sea and beautiful beaches, there is this beautiful Istrian villa under construction with a swimming pool ! The villa is located on a plot of land of 583 m2. The total area of the villa is 184 m2 and it extends over two floors. On the ground floor of this beautiful villa there is a large living room with an open kitchen and dining room, a toilet, a technical room, a corridor and a staircase. From the living room there is a covered terrace from which you can access the landscaped garden where there is a summer kitchen with a fireplace, a beautiful swimming pool of 32 m2 with a sunbathing area and a parking lot. The first floor is accessed by internal wooden stairs, where there are 3 bedrooms, each with its own bathroom, one of which has its own terrace with a view of the sea. The villa is built of top quality materials in the Istrian style with high ceilings and stone and wood details. Underfloor heating is electric and cooling is air conditioning. The price of the villa includes VAT and is sold in the turnkey phase. An experienced contractor provides the opportunity to view a similar property and quality of execution. Due to its location within a closed property and its contents, this property is an excellent investment for anyone looking for a holiday home or residence close to all facilities. There is a possibility of coordination regarding rent, maintenance, cleaning, grass cutting and management of tourist rentals. The villa is located in a small and quiet Istrian settlement not far from Novigrad and Umag. Beautiful beaches, cafes, promenades, bike paths, a children's playground and a shop are just a few minutes' walk away, while the center of Novigrad and various other necessary facilities are just a few minutes' drive away. ID CODE: 1020-209

## Additional contact info

Reference Number: 646738  
Agency ref id: 1020-209