

## Istra, Novigrad - Kuća u nizu na TOP lokaciji - 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 - Kuća u nizu na TOP lokaciji - NOVOGRADNJA  
Property for: Sale  
House type: in sequence  
Property area: 85 m<sup>2</sup>  
Lot Size: 40 m<sup>2</sup>  
Number of Floors: 1  
Bedrooms: 3  
Bathrooms: 2  
Price: 275,000.00 €  
Updated: Nov 22, 2024

### Condition

Newbuild: yes  
Built: 2025

### 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 - S3 A modern terraced house for sale in an extremely sought-after location in Novigrad, 2,000 meters from the center of the charming town of Novigrad and 1,500 meters from beautiful beaches. The net usable area of the house is 85.52 m<sup>2</sup>, while the area of the garden is 40 m<sup>2</sup>. The house extends over two floors: ground floor and first floor. The ground floor consists of an entrance hall, a toilet, a storage room under the stairs, a kitchen with a dining room and a living room with access to a beautifully landscaped garden. An internal staircase leads to the first floor where there are 2 bedrooms, each with its own private bathroom. Heating and cooling in the house is via air conditioning and floor heating in the bathrooms. The house has 2 parking spaces. The construction of the house has started, and the expected completion of construction is the end of 2025. The extremely sought-after location makes this property an ideal opportunity for anyone looking for a modern house that can be adapted for both family life and tourist purposes. Dear clients, It is possible to view the property only with a signed brokerage agreement, which is the basis for further actions related to the sale and commission, all in accordance with the Act on Brokerage in Real Estate Transactions. "ART LIVING REAL ESTATE" agency, as an authorized real estate broker, charges a brokerage fee in the amount of 3% + VAT at the time of signing the Pre-Contract or Purchase Agreement for the mediation service. 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: 1220 ID CODE: 1220

## Additional contact info

Reference Number: 647339

Agency ref id: 1220

Contact phone: 091 784 8083