

## Istra, Novigrad - vila s prekrasnim pogledom na more i maslinike, Novigrad, House



### Seller Info

Name: Kaiser Immobilien  
First Name: Kaiser  
Last Name: Immobilien  
Company Name: Kaiser Immobilien d.o.o.  
Service Type: Selling and renting  
Website: <https://kaiser-immobilien.hr/>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Opatija  
ZIP code: 51410  
Address: Maršala Tita 97  
Mobile: 00385992140008  
Phone: 0038551823491  
About us: The professional team of experts for exclusive real estate of the agency KAISER IMMOBILIEN becomes a partner for clients in a pleasant, undisturbed, discreet and intimate atmosphere. We strive to meet the highest standards and with great commitment we find the perfect property for you. With our expertise, dedication, our instinct and knowledge of the regional market, you can build your dream property in the locations of Kvarner, Istria, Dalmatia and the whole of Croatia. We advise you from the first appointment to the conclusion of the contract and beyond. Each client is approached individually with maximum trust.

The founders of the agency are Silviya Panuccio and Dean Luić.

Leave it to our team of experts

who know every challenge on  
the way to the best real estate.

Our focus is quality, safety and  
finding the perfect property for  
the money invested.

Reg No.: 133/2024

## Listing details

### Common

Title:	Istra, Novigrad - vila s prekrasnim pogledom na more i maslinike
Property for:	Sale
House type:	detached
Property area:	190 m <sup>2</sup>
Lot Size:	4000 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Price:	1,100,000.00 €
Updated:	Nov 17, 2024

### Condition

Built:	2011
Last renovation:	2021

### Location

Country:	Croatia
State/Region/Province:	Zadarska županija
City:	Novigrad
City area:	Novigrad
ZIP code:	23312

### Permits

Building permit:	yes
Location permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
--------------------	----------------



## Parking

Garage: yes  
Number of parking spaces: 3

## Description

Description: Kaiser Immobilien is selling a house in Novigrad in a unique location with a beautiful view of the sea and olive groves. This villa is located 3 km from the center of Novigrad and 4 km from the beautifully landscaped natural beaches. The special feature of this villa is that it is located on a plot of land of 4000m<sup>2</sup>, with a unique view that cannot be obscured, i.e. it is not possible to build around the house. This house consists of a kitchen, a dining room, a large living room with a fireplace and two bedrooms, one with its own bathroom and a view of the pool. The living room leads to a large closed terrace of 45 m<sup>2</sup> with enchanting views of the sea and olive groves. The basement is a wellness oasis with two saunas (Finnish and Turkish) and a relaxation area. In the area next to the large 100 m<sup>2</sup> overflow pool with salt water, there is a covered terrace of 45 m<sup>2</sup> with a fireplace and a summer kitchen. There is also a jacuzzi next to the pool. The lawns have an irrigation system. It has a private entrance to the plot with an alarm and automatic opening. The villa is sold fully furnished and has an excellent rental income in the summer months. An excellent investment for those who want guaranteed peace and views with proximity to all necessary amenities. Distance: Shop, 3 km Restaurant, 100 m Market, 4 km Pharmacy, 3 km Marina Novigrad, 3 km Pula Airport 70 km Istrian ipylon 2 km The location of this villa provides excellent connections with other European cities Ljubljana 140 km Vienna 520 km Munich 546 km Prague 790 km The price of this villa is 1,100,000 euros. For additional information and viewing, contact your agent by email: dean.cvitko@kaiser-immobilien.hr or phone number: 00385 91 5284449 Agency commission is 3% plus VAT ID CODE: 114-116

## Additional contact info

Reference Number: 648199  
Agency ref id: 114-116  
Contact phone: +385915284449, +385995677888