

## EKSKLUZIVNO PROSTRANI STAN U CENTRU NOVIGRADA 50m OD MORA, Novigrad, Flat



### Seller Info

Name: Family Nekretnine  
First Name: Family  
Last Name: Nekretnine  
Company Name: Family nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://family-nekretnine.hr>  
Country: Croatia  
Region: Istarska županija  
City: Pula  
ZIP code: 52212  
Address: Smareglina ulica 5  
Phone: 0038552521111  
About us: Family nekretnine d.o.o. is a licensed real estate brokerage company registered in the Register of Brokers, which has a very passionate, ambitious, experienced and professional and empathetic approach to each client in order to provide them with the highest quality and carefree real estate brokerage service.

### Listing details

#### Common

Title: EKSKLUZIVNO PROSTRANI STAN U CENTRU NOVIGRADA 50m OD MORA  
Property for: Sale  
Property area: 97.0 m<sup>2</sup>  
Bedrooms: 3  
Bathrooms: 1  
Price: 229,000.0 €  
Updated: Dec 07, 2024

#### Condition

Built: 1760  
Last renovation: 1990

## Location

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



## Permits

Building permit: yes  
Ownership certificate: yes

## Additional information

Infrastructure: Water, Electricity, Sewage, Telephone installation

## Description

Description: The County of Istria is famous as one of the most suitable regions for living, and offers many natural beauties supported by a warm Mediterranean climate and a very cordial resident population. Administration in the western part of Istria is located in Novigrad, a city known for its romantic sunsets, which turned from a once peaceful fishing village into an irresistible tourist destination with its long-standing tradition, natural beauty, increasingly rich content and better infrastructure over the years, becoming an increasingly sought-after place for housing, and also a very convenient destination for foreign and domiciled investors. Right in the center of Novigrad is this spacious three-room apartment on the first floor with an area of 97 m<sup>2</sup>. As can be seen in the pictures, the apartment requires a complete renovation, it has an ideal orientation and is located in a historic stone building in the old town center. The apartment consists of an entrance hall with a corridor, a bathroom with a living room window, a spacious kitchen area with a dining area, two comfortable bedrooms, one of which has access to a beautiful terrace of 20 m<sup>2</sup>, another smaller room that can be used as a third bedroom. room and storage room on the ground floor of 10 m<sup>2</sup>. The apartment has very high ceilings, which adds to the feeling of spaciousness, all the walls are partitions, which means that the future owner can furnish the apartment as he wishes without any restrictions, the other walls are stone, which also offers the possibility of rustic decoration of the building. In addition to its spaciousness and lightness, the apartment's value is also enhanced by its irreplaceable location in the very center, close to all amenities such as a bank, post office, restaurant, shop, beach, promenade, kindergarten, school, and the like. The mentioned apartment represents a very interesting real estate due to its surface area, usability and irreplaceable location, and it offers a great possibility for the future buyer in terms of enjoying the same for daily living, as well as a great possibility of adapting it for engaging in the catering activity of renting with a guarantee of a very quick return of invested funds. FOR ALL OTHER INFORMATION, CALL AT: +385981748680 dean.zunic@family-nekretnine.hr Dean Žunić Licensed

agent

### Additional contact info

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