



Code :	00386
Location :	Novigrad
Building area :	310 m2
Land area :	826 m2
Distance from the center :	9000 m
Distance from the sea :	9000 m
Orientation :	South-West
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Number of toilets :	1
Storage room :	Yes
Sea view :	Yes
Parking :	Yes
Private pool :	Yes
Terrace :	Yes
Balcony :	Yes
Air conditioning :	Yes
Heat pump :	Yes
Underfloor heating :	Yes
Year of construction :	2024
Condition :	New build
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price **1.500.000 €**

For sale is a new villa under construction in a quiet location near Novigrad, just 9 km from the sea.

It will consist of a ground floor and an upper floor. The ground floor will feature a hallway, kitchen, dining room, and living room with access to a covered terrace and summer kitchen. There will also be a toilet, pantry, laundry room, and one bedroom with an en-suite bathroom and terrace. Additionally, the ground floor will include a wellness area with a lounge and a view of nature.

On the upper floor, there will be three bedrooms, each with its own bathroom, an entrance hall, and views of the surrounding landscape.



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The plan includes a landscaped yard with a swimming pool measuring 48 m² and a sunbathing area.

The villa will be situated in an area rich in Istrian towns offering a variety of gastronomic, sports, and cultural activities.

For more information and to arrange a viewing, please feel free to contact us.