



Ref RE-U-37015
Type Villa

Type Villa Region Istria > Novigrad

Location Novigrad

Front line No
Sea view No
Distance to sea 800 m

Floorspace 197 sqm
Plot size 583 sqm

No. of bedrooms 3 No. of bathrooms 4

Price € 779 000



Villa with a Pool Near the Sea - Just 800 Meters from the Beach in Novigrad, Istria!

Once a quiet fishing village, Novigrad has evolved into a sought-after destination for tourists from across Europe and beyond, many of whom return year after year. Despite its growing popularity, Novigrad has preserved its irresistible charm as a tranquil coastal town, offering an intimate and authentic Mediterranean atmosphere.

Stretching along the western coast of Istria, the Novigrad Riviera extends from Dajla to the mouth of the Mirna River, boasting a scenic and accessible shoreline of rocky and pebble beaches.

Located just outside Novigrad, this beautiful house of 197 sq.m. on the terrain of 583 sq.m. with a swimming pool is now available for sale. Its prime location and high-quality construction ensure long-term comfort and satisfaction.

Designed with a timeless aesthetic, the house seamlessly blends into the surrounding neighborhood and natural landscape. It is structured as a single residential unit spanning two floors.

The **ground floor** features an open-concept space that integrates the kitchen, dining area, and living room, which opens onto a covered terrace. Additionally, this floor includes a bathroom, storage room, and utility room.

The **upper floor** consists of three spacious bedrooms, each with its own private bathroom, ensuring privacy and convenience.

The **outdoor area** is beautifully landscaped, enclosed for privacy, and features a swimming pool with a sun deck, creating an ideal setting for relaxation.

Thanks to its **excellent location** and **well-planned interior and exterior layout**, this property offers the perfect opportunity for comfortable family living or as a lucrative investment in the vacation rental market.

The listed price applies to the property in its final construction phase, excluding furniture, allowing the future owner to customize the interior according to their personal taste and preference.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.



Price per m²: 3954 €

Average price/m² of this type in this region: 3731 € Median price/m² of this type in this region: 3657 €

Average price/m² of this type in Croatia: 4352 € Median price/m² of this type in Croatia: 3868 €

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