

# Villa

## Antenal, Novigrad, Istria



<b>Ref</b>	RE-U-12691
<b>Type</b>	Villa
<b>Region</b>	Istria > Novigrad
<b>Location</b>	Antenal, Novigrad
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	20 m
<b>Floorspace</b>	450 sqm
<b>Plot size</b>	5000 sqm

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<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	3
<b>Price</b>	Price upon request

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Extraordinary property with sea views in Antenal area of Novigrad, on the bank of river and just a few hundred meters from the sea, meant for complete renovation!

Total surface of 450 sq.m. Land plot around is 5000 sq.m. (of this land 1/2 is agricultural and 1/2 of land belongs to construction zone).

The house was built in 1930, complete renovation was undertaken in 2017.

There is central water, electricity, asphalt road, seven parking places.

The position in the mouth of Mirna river in Mirna valley, with access to Mirna river wateredge makes this property absolutely exceptional.

Second-to-none opportunity!

Please, do not hesitate to send inquiries of exact property price. | For your info it is over 500 000 eur.

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.

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Average price/m<sup>2</sup> of this type  
in this region:  
2954 €

Median price/m<sup>2</sup> of this type  
in this region:  
0 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
7975 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
6667 €

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