

Villa

Novigrad, Istria



Ref	RE-U-16217
Type	Villa
Region	Istria › Novigrad
Location	Novigrad
Front line	No
Sea view	Yes
Distance to sea	2000 m
Floorspace	171 sqm
Plot size	925 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 790 000

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Modernly designed villa with a swimming pool just 2 km from the sea in Novigrad!
Distant sea views will be opening!

The living area of 171 m² extends through the basement and ground floor.

In the basement there is a bedroom with access to the terrace, a bathroom, a storage room, a laundry room and a room for equipment.

The ground floor consists of an open concept living room, dining room and kitchen with access to a covered terrace, two bedrooms, bathroom and toilet.

All rooms are air-conditioned and equipped with underfloor heating.

Land plot is 925 sq.m. There is a swimming pool and a sunbathing area next to the house.

The villa is far enough away from the crowd and noise but close enough to the city center that it is an ideal property for family life or as an investment for rental for tourist purposes.

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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Price per m²:
4620 €

Average price/m² of this type
in this region:
3587 €

Median price/m² of this type
in this region:
3625 €

Average price/m² of this type
in Croatia:
4343 €

Median price/m² of this type
in Croatia:
3846 €

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