

# House

## Novigrad, Istria



<b>Ref</b>	RE-U-23589
<b>Type</b>	House
<b>Region</b>	Istria > Novigrad
<b>Location</b>	Novigrad
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	50 m
<b>Floorspace</b>	228 sqm
<b>Plot size</b>	310 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	3
<b>Price</b>	Price upon request

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We were lucky to discover this house in Novigrad area only 50 meters from the sea. It is hidden within greenery on a narrow cosy street.

Total area is 228 sq.m. Land plot is 310 sq.m.  
House was built in 1970 and fullt renovated in 2014.

The microlocation is ideal; in addition to the proximity of the pebble beach, it offers magnificent sea and sunsets views, tranquility and peace, and is connected to the neighboring towns by a promenade along the sea and a bicycle path; Umag and Novigrad.

The comfortable house extends over two stylishly decorated and well-equipped floors and contains two residential units with a pleasant ambience.  
On the ground floor there is an apartment consisting of a hall, kitchen, bedroom and bathroom. The rest of the floor plan is complemented by a spacious bathroom with a laundry room and a utility room.  
On the first floor there is a residential unit with a spacious terrace offering a view of the sea. It consists of a living room, a kitchen, three bedrooms and a bathroom.

The harmony is rounded off by a fully fenced garden decently enriched with fragrant jasmine and oleander flowers. An exceptional opportunity for a peaceful family life with the smell of the sea, the sound of waves and the proximity of the crystal clear Adriatic Sea, as well as an investment for the purpose of tourist rental.

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:  
2363 €

Median price/m<sup>2</sup> of this type  
in this region:  
1863 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2884 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2589 €



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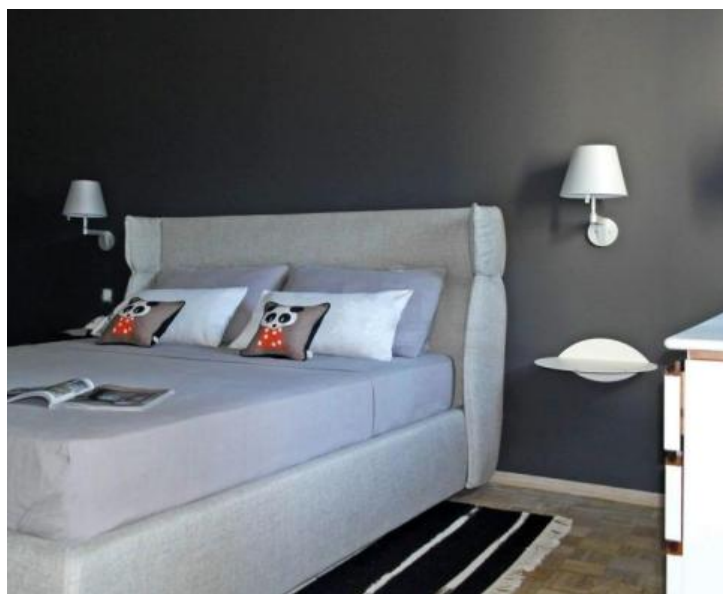


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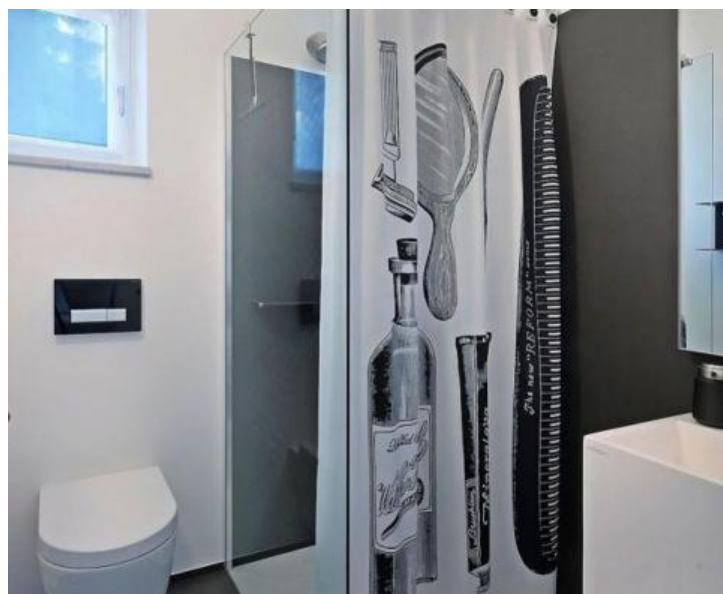
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