

# House

## Novigrad, Istria



<b>Ref</b>	RE-U-25692
<b>Type</b>	House
<b>Region</b>	Istria › Novigrad
<b>Location</b>	Novigrad
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	30 m
<b>Floorspace</b>	196 sqm
<b>Plot size</b>	337 sqm
<b>No. of bedrooms</b>	4
<b>No. of bathrooms</b>	1
<b>Price</b>	€ 728 000

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House right by the sea for renovation in Novigrad area - unique investment!

Near the town of Novigrad, in a charming settlement in the bay, a house by the sea is offered for sale. The special feature of this rarity on the market, given its attractive location, is reflected in the full potential for a high return on investment.

House of approx. 135 m<sup>2</sup> extends over three levels: ground floor, first floor and attic.

On the ground floor of the house there is a living room, a dining room and a kitchen.

The first floor consists of two bedrooms and a bathroom.

There are two bedrooms in the attic.

Next to the house is a tavern with an area of approx. 11 m<sup>2</sup> and a garage of approx. 50 m<sup>2</sup>.

Although the property requires certain investments and renovation in order to optimize its potential, its location and price represent an excellent opportunity as an investment for tourist rental and/or housing.

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 m<sup>2</sup>:  
3714 €

Average price/m<sup>2</sup> of this type  
in this region:  
2631 €

Median price/m<sup>2</sup> of this type  
in this region:  
2631 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4505 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3551 €

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