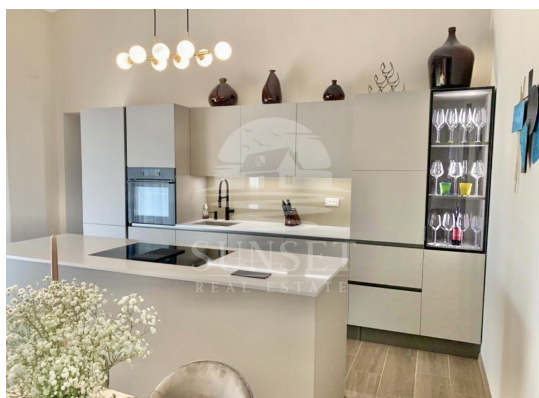
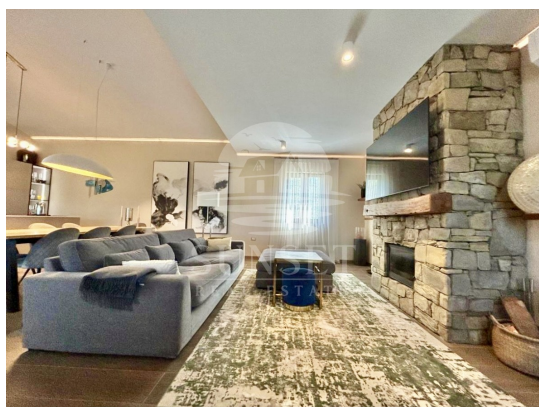




|                               |                   |
|-------------------------------|-------------------|
| <b>Code :</b>                 | 00175             |
| <b>Location :</b>             | Novigrad          |
| <b>Building size :</b>        | 195 m2            |
| <b>Lot size :</b>             | 675 m2            |
| <b>Distance from center :</b> | 700 m             |
| <b>Distance from sea :</b>    | 700 m             |
| <b>Number of levels :</b>     | 2                 |
| <b>Number of floors :</b>     | 1                 |
| <b>Number of bedrooms :</b>   | 4                 |
| <b>Number of rooms :</b>      | 5                 |
| <b>Number of bathrooms :</b>  | 4                 |
| <b>Parking :</b>              | Yes               |
| <b>Air conditioning :</b>     | Yes               |
| <b>Swimming pool :</b>        | Yes               |
| <b>Terrace :</b>              | Yes               |
| <b>Loggia :</b>               | Yes               |
| <b>Barbecue :</b>             | Yes               |
| <b>Underfloor heating :</b>   | Yes               |
| <b>Furnished :</b>            | Yes               |
| <b>Alarm :</b>                | Yes               |
| <b>Security door :</b>        | Yes               |
| <b>Energy class :</b>         | under development |

**Price :** 990.000 €

In the surroundings of Novigrad, just 600 meters from the sea, there is a modern house of timeless design that blends perfectly into the Mediterranean landscape and peaceful environment. It is situated on a 675 m<sup>2</sup> plot, with a total net usable area of 194.41 m<sup>2</sup>.

The house is designed as a single residential unit spread over two floors, with emphasis on functionality, comfort, and a natural connection between indoor and outdoor spaces. The ground floor features a spacious open-plan living area combining the kitchen, dining room, and living room with access to a covered terrace, ideal for year-round enjoyment. This level also includes two bedrooms, two bathrooms, an entrance hall, and a technical room. The upper floor provides additional privacy and comprises two spacious bedrooms with en-suite bathrooms, a hallway, and a terrace.

The interior is bright and airy, equipped with high-quality materials and modern systems ensuring maximum comfort. Underfloor heating is installed throughout the house, while air conditioning units provide pleasant temperatures during the

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summer months. A heat pump system further enhances energy efficiency and cost-effectiveness, making this property a long-term, environmentally conscious investment.

The landscaped and fenced garden offers ample space for relaxation and socializing, with a central highlight being a swimming pool of approximately 40 m<sup>2</sup> with a sunbathing area – the perfect place to unwind during warm Istrian days.

The Novigrad Riviera, known for its indented and accessible coastline with rocky and pebble beaches, has been attracting guests from across Europe for years. Although it has become one of the most desirable holiday destinations, Novigrad has preserved the charm of a small Mediterranean town and a pleasant, almost intimate atmosphere.

In addition to its attractive location, the property stands out for its high construction quality and carefully designed layout, ensuring long-term value and comfortable living – whether you are looking for a family home by the sea or a secure investment for tourist rental.

Do not miss the opportunity to become the owner of this exceptional property.