



Code :	00179
Location :	Novigrad
Building size :	175 m2
Lot size :	450 m2
Distance from center :	4000 m
Distance from sea :	2000 m
Number of floors :	1
Number of bedrooms :	3
Number of rooms :	5
Number of bathrooms :	2
Number of toilets :	1
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Terrace :	Yes
Balcony :	Yes
Barbecue :	Yes
Underfloor heating :	Yes
Alarm :	Yes
Security door :	Yes
Year of construction :	2026
Energy class :	under development

Price : 780.000 €

Villa Under Construction near Novigrad

Located in a peaceful settlement close to Novigrad, on the edge of the building zone, this modern villa under construction blends harmoniously into the typical Istrian landscape. Only 2 km from the sea and well-maintained beaches, the property offers an ideal combination of privacy, functionality, and contemporary living.

The living area covers 140 m², while the plot measures 450 m², providing ample space for comfortable indoor and outdoor living. The house is designed on two floors with a practical layout and maximum use of space.

The ground floor includes an entrance area, storage room, guest toilet, and a bedroom with its own bathroom. The central part of the home features a spacious open-plan living room connected to the kitchen and dining area, with access to a covered terrace that extends the living space into the garden.

Upstairs there are two comfortable bedrooms, a hallway, and a



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shared bathroom, ensuring privacy and comfort for family members or guests.

The landscaped garden will include a swimming pool with a sunbathing area, perfect for relaxing during warm summer days, as well as covered parking for two vehicles.

High-quality and durable materials are used in construction, with special attention to aesthetics, energy efficiency, and long-term value. The architectural design combines clean modern lines with Mediterranean elements, creating harmony with the surroundings.

The property is sold on a "turnkey" basis, fully completed and ready to move in (without furniture), with the possibility of interior finishing according to personal preferences.

Whether you are looking for a peaceful family home or a secure investment for tourist rental in western Istria, this villa is an excellent opportunity.