



Code :	00076
Location :	Novigrad
Building size :	132 m ²
Lot size :	567 m ²
Distance from center :	5000 m
Distance from sea :	150 m
Number of floors :	1
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	2
Number of toilets :	2
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Terrace :	Yes
Energy class :	under development

Price : 613.500 €

This attractive house is located on a 567 m² plot, with a total living area of 132 m². Situated in a peaceful neighborhood, it is just 150 meters from the sea and offers an excellent location close to Novigrad (5 km), Umag (10 km), and with quick access to the highway (6 km).

The house is divided into two separate apartments: one on the ground floor and another on the first floor. The ground-floor apartment consists of two bedrooms, a bathroom, a WC, a living room with a kitchen, and a garden. The first-floor apartment includes an entrance hallway, two bedrooms, a bathroom, a WC, a kitchen, and a living room with access to a covered terrace offering a beautiful sea view.

Features and Possibilities:

Potential for Reconstruction: The property has a buildable area of 30%, allowing for the expansion of the house or the construction of a pool.

The house was renovated in 2014, including a new terrace, air conditioning units, TVs, a new roof, facade, and basic furniture.

Infrastructure: The property is fully equipped with connections to water, electricity, and a sewage system.

The house has an asphalted access road, and a store and restaurants are nearby.

Other Features:



SUNSET REAL ESTATE

Ulica 1. Svibnja 4, 52460 Buje

e-mail: info@sunset-realestate.hr

web: sunset-realestate.hr

info: +385 92 150 8921

Asphalted access roads

Municipal street lighting

Well-maintained beach nearby

This property is ideal for those looking for a home in an excellent location, with the possibility of further reconstruction and customization to suit individual needs. Given its proximity to the sea and tourist attractions, the house represents a great opportunity for tourist rental or as a family vacation home.