



Code :	00079
Location :	Novigrad
Building size :	196 m2
Lot size :	337 m2
Distance from sea :	30 m
Number of levels :	3
Number of bedrooms :	4
Number of rooms :	6
Number of bathrooms :	1
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Terrace :	Yes
Year of construction :	1920
Energy class :	under development

Price : 680.000 €

An exceptionally attractive traditional Istrian house full of potential is for sale, located in the surroundings of Novigrad, just 30 meters from the sea and a well-maintained beach.

Although connected to another property on one side, the house still offers complete privacy and tranquility, thanks to the spacious yard of 337 m2. From its windows, it offers a breathtaking view of the sea.

The house has a total area of 196 m2, spread over three floors. On the ground floor, there is an entrance area and staircase, kitchen, separate living room, garage currently used as a storage room, and a cellar - wine cellar.

On the first floor, there are two spacious bedrooms, a large bathroom, and a terrace with priceless panoramic views of the sea and the beautifully arranged beach.

In the attic, there are two additional bedrooms and a storage room.

Thanks to its excellent location and large square footage, this house offers numerous possibilities. It can be thoroughly renovated or completely reconstructed according to your wishes, with the option to build up to 4 separate residential units within the same building.

The house comes with fully organized and clean documentation, ensuring a smooth buying process.



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This property is a rare find on the market. Its peaceful and unique location, just 30 meters from the sea and the beach, close to essential amenities such as restaurants, bars, promenades, stores, and bike paths, makes this property an exceptional and rare opportunity for those seeking a family or apartment house with a yard, adaptable for living, vacationing, or renting for tourist purposes.