



Code :	00088
Location :	Novigrad
Building size :	600 m2
Lot size :	9600 m2
Distance from center :	500 m
Distance from sea :	6000 m
Number of floors :	3
Number of bedrooms :	4
Number of bathrooms :	4
Parking :	Yes
Garage :	Yes
Air conditioning :	Yes
Terrace :	Yes
Central heating :	Yes
Year of construction :	1910
Year of adaptation :	2018
Energy class :	under development

Price : 1.800.000 €

The house covers 600 m2 with a garden of 9600 m2. It is located 10 minutes (6000 m) from the sea and a natural beach, and 5 minutes (500 m) from the center. The house consists of a ground floor, first floor, and second floor. On the ground floor, there is an entrance area, a living room with a dining area (open-plan), a kitchen with an additional space (washing machine, storage, etc.), a bathroom, and a hallway. From the living room, you can exit to a terrace/sunroom, offering a beautiful view of nature.

On the first floor, there is a master bedroom with an en-suite bathroom, a walk-in closet, and a closed terrace with a panoramic view of Učka. Additionally, there are two more bedrooms and a separate bathroom. The floors are made of wood imported from South Africa. The second floor offers a practically separate apartment with one bedroom, two bathrooms, and a living room.

The house is equipped with thermal insulation, central gas heating, air conditioning, exotic wood flooring, and ceramic finishes in the kitchen and bathrooms. There is also an olive grove on the property, and the land is fully enclosed. There is additional storage and a garage (46 m2).

The house is 50 m from the store, restaurant, and market. The doctor and pharmacy are 6000 m away, the Pula airport is 70 km away, and the Portorož airport is 20 km away. The Novigrad marina is 8 km away, and the Istralandia aquapark is only 3 km from the house.