

## ISTRIA ADRIA

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<b>Code :</b>	10729
<b>Location :</b>	Novigrad
<b>Building size :</b>	135 m2
<b>Lot size :</b>	300 m2
<b>Garden size :</b>	0.00 m2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</b>	1
<b>Swimming pool :</b>	Yes
<b>Energy efficiency :</b>	Not specified

**Price :** 520.000 €

Semi-detached house with studio for sale in Novigrad 135m2

The house has 115m2 and is divided into two floors: ground floor and 1st floor,

and a studio on the ground floor of 20 m2.

The ground floor consists of an entrance hall, living room with kitchen and dining room and access to a covered terrace, bedrooms with bathroom and toilet.

On the first floor there are two spacious bedrooms, each with its own private bathroom and terrace with a sea view.

The yard is beautifully decorated and has a 24 m2 swimming pool and a storage room/engine room.

The house is equipped with air conditioning.

Completely fenced and parking for 4-5 cars.

Furniture included in the price, the property is available from 1/10/2025.

It is located in a quiet environment, 2km from the sea and the city center.