

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071



Code :	12830
Location :	Novigrad
Building size :	123 m ²
Lot size :	183 m ²
Garden size :	0.00 m ²
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	4
Number of bathrooms :	4
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2019

Price : 675.000 €

In a peaceful and pleasant area of Novigrad, there is a modern terraced house, ideal for year-round living, vacation, or tourist rental.

The property boasts 123 m² of living space and offers a functional layout, plenty of natural light, and a comfortable living environment. A special feature is the private courtyard of 183 m², providing ample space for relaxation, socializing, and creating a Mediterranean garden. The house also includes two parking spaces.

The house spans two levels (ground floor + first floor) and contains 4 bedrooms and 4 bathrooms, ensuring maximum comfort for family living or tourist rental. One of the main advantages of this property is the spacious rooftop terrace of 58 m², finished with high-quality WPC flooring. The terrace is equipped with installations for a summer kitchen and a jacuzzi, allowing for the creation of an exclusive space for enjoyment and outdoor living.

Quality materials and modern technical solutions were used in the construction:

- Fan-coil heating and cooling system
- Heat pump for hot water preparation
- Air recovery system
- Automatic lawn irrigation with a rain sensor

The house is located just 500 meters from the sea and well-maintained beaches, while the city center is approximately 700 meters away.

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: info@istria-adria.com

web: istria-adria.com

info: +386 59 200 071

Thanks to its attractive location, modern design, and quality furnishings, this property represents an excellent opportunity for comfortable living or a secure investment on the Istrian coast.

For more information and to schedule a viewing, please