



Code :	01404
Location :	Novigrad
Building size :	135 m ²
Lot size :	60 m ²
Distance from center :	3800 m
Distance from sea :	3000 m
Number of floors :	3
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	3
Seaview :	Yes
Parking :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	n/a
Energy efficiency :	Not specified

Price : 395.000 €

In a hidden corner of sunny Novigrad, just a few minutes' drive from the picturesque city center, lies this authentic Istrian beauty - a terraced house that combines the spirit of the past with the comfort of modern life. The house is spacious, spread over several floors with a total of 135 m² of living space, ideally arranged for comfortable family life. Renovated in 2024, this property brings a blend of stone tradition and contemporary design, where every detail - from underfloor heating to elegantly decorated bathrooms - testifies to the attention paid to comfort.

On the ground floor there is a kitchen with a dining room, and a bathroom with a laundry room - practicality at the heart of the home. The first floor brings a living room and one bedroom, while the second floor offers privacy with another room and bathroom. The attic, which exudes intimacy, hides another bedroom and its own bathroom - perfect for guests, teenagers or as a private corner for relaxation.

The house welcomes you with carefully selected pieces of furniture, a modern kitchen equipped with all the appliances needed for everyday life, comfortable beds, a work space, and technology that keeps up with today's pace of life. The space is designed to meet the needs of every family member - whether you are a couple looking for peace, a family with children, or someone who wants to combine work and life in a unique environment.

A private yard of 60 m² is of particular value - enough space for socializing, gardening, or creating a small summer paradise under the Istrian sun. Security has not been neglected - the house has a security door, while the asphalt driveway ensures comfortable and easy access at all times.

Here you are not just buying square meters, but a way of life. A combination



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of the past and the future in one house, which is waiting for you.

Don't miss the opportunity - come, feel the atmosphere and find your new home.