

UNIVERSUM

Porporela 2, 52466 Novigrad

e-mail: info@universumcroatia.hr

web: universumcroatia.hr

info: +385 99 214 90 23 | +385 99 214 90 25



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| Object ID : | 2653 |
| Location : | Novigrad |
| Building size : | 105 m2 |
| Lot size : | 184 m2 |
| Distance from center : | 5 m |
| Distance from sea : | 400 m |
| Number of floors : | 1 |
| Number of bedrooms : | 2 |
| Number of rooms : | 3 |
| Number of bathrooms : | 3 |
| Sea View : | Yes |
| Parking : | Yes |
| Attractive location : | Yes |
| Roof terrace : | Yes |
| PVC doors and windows : | Yes |
| Covered terrace : | Yes |
| Terrace : | Yes |
| Air conditioning : | Yes |
| Floor heating (electricity) : | Yes |
| Condition : | New construction |
| Energy efficiency : | A |
| Year of construction : | 2024 |

Price : 435.000 €

An exceptional opportunity to buy a beautiful house in the vicinity of Novigrad! This property, only 400 meters from the sea.

The house covers an area of 105 square meters and consists of a ground floor, a first floor and a roof terrace. On the ground floor there is an entrance hall, a modern bathroom, a kitchen with a dining room and a living room with access to a terrace and a garden of 184 square meters. The garden is ideal for relaxation and entertainment, and it is possible to build a swimming pool if desired.

On the first floor there are two spacious bedrooms, each with a private bathroom and a terrace with a beautiful view. From the corridor, you climb the external stairs to a large roof terrace with an incredible view of the sea, ideal for enjoying beautiful sunsets or relaxed gatherings with friends.

This modern house is equipped with underfloor heating and air conditioning, and is excellent for living or as a tourist destination. The distance from the center of Novigrad is only 6 kilometers, which means that you will have a perfect combination of peace



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and nature and proximity to all the facilities that the city offers.