

UNIVERSUM

Porporela 2, 52466 Novigrad

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Object ID :	2707
Location :	Buje
Building size :	153 m2
Lot size :	150 m2
Distance from center :	3 m
Distance from sea :	12 m
Number of floors :	1
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	3
Number of toilets :	1
Parking :	Yes
PVC doors and windows :	Yes
Mosquito nets :	Yes
Covered terrace :	Yes
Sun lounge :	Yes
Covered terrace :	Yes
Air conditioning :	Yes
Floor heating (heat pump) :	Yes
Video surveillance :	Yes
Fire resistant door :	Yes
Condition :	Under construction
Energy efficiency :	A+
Year of construction :	2025

Price : 430.000 €

A large house of 153 m2 is available on the market, spread over two floors. The ground floor of the house consists of a living room, kitchen, dining room, bedroom with bathroom, utility room and separate toilet. From the living room you can exit to a beautiful covered terrace that leads to a beautifully landscaped garden with a swimming pool and a sunbathing area.

Through the internal stairs we reach the first floor where there is a hallway and two bedrooms, each with a private bathroom and a terrace. The house additionally offers an attic, ideal for various uses.

The heating in the house is underfloor, using a heat pump, while cooling is provided through air conditioning units.

This spacious house also includes a garden of approximately 150 m2 with two parking spaces. For additional privacy, the house will be fenced with aluminum panels.

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The price includes VAT (the buyer does not pay 3% real estate tax) and the house is being sold in a "turnkey" phase, which means that it is completely finished and ready to move in. The buyer has the option of choosing ceramics and the color of the walls in agreement with the investor.

The planned construction completion date is June 2025.

Thanks to the location and the facilities offered, this property represents an excellent investment, either as a holiday home or as a permanent residence.