

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 : | 2713 |
| Location : | Novigrad |
| Building size : | 215 m2 |
| Lot size : | 1001 m2 |
| Distance from center : | 7 m |
| Distance from sea : | 7 m |
| Number of floors : | 1 |
| Number of bedrooms : | 4 |
| Number of rooms : | 5 |
| Number of bathrooms : | 4 |
| Sea View : | Yes |
| Parking : | Yes |
| Furnished : | Yes |
| Basement : | Yes |
| Internet : | Yes |
| ALU doors and windows : | Yes |
| El. blinds : | Yes |
| Covered terrace : | Yes |
| Arranged environment : | Yes |
| Barbecue : | Yes |
| Automatic irrigation : | Yes |
| Jacuzzi : | Yes |
| Terrace : | Yes |
| Sun lounge : | Yes |
| Air conditioning : | Yes |
| Floor heating (electricity) : | Yes |
| Video surveillance : | Yes |
| Fire resistant door : | Yes |
| Energy efficiency : | A+ |
| Year of construction : | 2018 |

Price : 1.040.000 €

In a beautiful, secluded location, just a few minutes' drive from Novigrad, this luxurious villa awaits its new owner. What makes this building special, in addition to the top-quality workmanship and modern architectural style, is its unique location, which allows for a breathtaking view of the sea, olive groves and nature from any point. Whether you are in the pool, enjoying a meal on the terrace, reading a book in the living room or relaxing in the jacuzzi on the roof terrace - every view is breathtaking!

Built in 2018 on a plot of 1001 m2, this villa covers 215 m2 of usable area. It consists of a ground floor, first floor and a roof terrace. The ground floor is home to three bedrooms with



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en-suite bathrooms, a storage room, a boiler room and additional space that the future owner can arrange according to their wishes. The first floor is the place for another bedroom with bathroom, toilet, kitchen, dining room, living room, office and a beautiful terrace. On the roof terrace you can enjoy the hot tub and sundeck.

This villa has been built using only the highest quality materials, is fully furnished and equipped, and is being sold as is. This unique property, with its location and quality, offers a high standard of living and accommodation, while at the same time providing the opportunity for significant rental income.