

# House

## Novigrad, Istria



<b>Ref</b>	RE-U-36366
<b>Type</b>	House
<b>Region</b>	Istria > Novigrad
<b>Location</b>	Novigrad
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Floorspace</b>	15000 sqm
<b>Plot size</b>	1 sqm
<b>Price</b>	€ 2 700 000

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Grand estate for sale in Novigrad area!

It offers old houses of 350m<sup>2</sup> + Land plot of 15,000m<sup>2</sup> (6,500m<sup>2</sup> Buildable) for Touristic Purposes.

This estate on a plot of 15,000 m<sup>2</sup>, includes 6,500 m<sup>2</sup> of buildable land and 2,500 m<sup>2</sup> designated for a camp construction project.

The purchase price includes a ready conceptual design for the renovation of the existing structures.

The location is exceptionally attractive, just 2 minutes from the sea and adjacent to the main road connecting Novigrad with key destinations in Istria.

Development opportunities for this property include:

- Wellness Center for Health: Plans are in place to construct a wellness center featuring a main house, 4 apartments, clinic space, and 7 modular units.
- Boutique Hotel Development: Potential for developing a boutique hotel with spaces dedicated to wellness retreats and events.
- Luxury Tourism: Renovation of existing structures into a boutique hotel, luxury resort, or tourist complex.
- Luxury Retirement Home: Opportunity to develop a modern retirement home with premium amenities.
- Private Villa for Vacation: Ideal location for a luxurious private villa, close to the sea, offering complete privacy and comfort.
- Modification of the General Urban Plan (GUP): There is also the possibility of modifying the General Urban Plan, allowing for adjustments to the land use to meet specific investor needs.

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Novigrad:

Novigrad is a charming town located on the western coast of Istria, along the Adriatic Sea. Known for its rich history, Novigrad was once a fishing village and is now a popular destination for tourists seeking a blend of tradition, culture, and natural beauty. The town is characterized by its old city center, narrow stone streets, ancient walls, and numerous cultural landmarks.

Novigrad is also renowned for its crystal-clear sea and stunning beaches, making it an ideal destination for sea and sun lovers. Additionally, the town boasts many restaurants offering authentic Istrian cuisine, exquisite wines, and olive oil, as well as the preservation of traditional festivals and events that attract visitors from around the world.

Thanks to its location, Novigrad has excellent connectivity to major destinations in Istria, such as Poreč, Umag, and Rovinj, and is only a few kilometers from the Slovenian border, making it appealing to international

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tourists. The town offers all the necessary amenities for a high-quality lifestyle, including schools, shops, healthcare services, and sports infrastructure, making it perfect for family living as well as those seeking peaceful relaxation near the sea.

With its unique combination of charm, accessibility, and natural beauty, Novigrad presents an exceptional opportunity for investment in tourism, hospitality, or residential development.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m<sup>2</sup>:  
180 €

Average price/m<sup>2</sup> of this type  
in this region:  
2289 €

Median price/m<sup>2</sup> of this type  
in this region:  
1840 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
2898 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
2575 €

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