

Villa

Novigrad, Istria



Ref	RE-U-9607
Type	Villa
Region	Istria > Novigrad
Location	Novigrad
Front line	Yes
Sea view	Yes
Distance to sea	5 m
Floorspace	130 sqm
No. of bedrooms	3
No. of bathrooms	2
Price	€ 1 400 000

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Beautiful villa on the first line to the sea with an open sea view in Novigrad area!

Charming peaceful location with no large tourist areas around.

Total area is 130 sq.m. with entry, salon-dining area with kitchen, three bedrooms, two bathrooms, storage, technical space and terrace.

Villa benefits:

- private entry to the beach
- fantastic promenade zone and lovely beach right by the villa
- wonderful lawn in front of the house
- panoramic glazing
- four parking places
- heating system for winter
- terrace facing the sea which can be closed in winter
- perfect condition

Highly recommended!

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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Tel: +385 91 357 3071 Viber, Whatsapp
adrionikainfo@gmail.com
www.adrionika.com

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