

# House

## Novigrad, Istria



<b>Ref</b>	RE-U-25702
<b>Type</b>	House
<b>Region</b>	Istria > Novigrad
<b>Location</b>	Novigrad
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	80 m
<b>Floorspace</b>	187 sqm
<b>Plot size</b>	500 sqm
<b>No. of bedrooms</b>	8
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 700 000

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Two detached houses in Novigrad, only 80 meters from the sea - package sale!

It is also possible to buy houses one by one.

Total area is 187 sq.m. Land plot is 500 sq.m.

The houses extend over two floors, each measuring 93.78 square meters. Each house comprises two apartments, one on the ground floor and the other on the first floor, separated by an external staircase.

The ground floor apartment covers an area of 48.20 square meters, encompassing a living room, kitchen, 2 bedrooms, bathroom, and terrace. The first-floor apartment, with an area of 45.58 square meters, replicates the layout of the lower unit. A splendid sea view unfolds from the balcony. Heating and cooling are provided by air conditioners. Each house comes with a landscaped yard of 250 square meters, and parking space is available.

This property presents an excellent opportunity for those seeking a residence near the sea, whether for tourist rentals, vacations, or permanent living. It is situated in an attractive location, just a few steps from beautiful beaches, shops, restaurants, playgrounds, promenades, bike paths, and other amenities. The town of Novigrad and the highway are only a 5-minute drive away.

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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