

# Villa

## Novigrad, Istria



<b>Ref</b>	RE-U-20123-AB
<b>Type</b>	Villa
<b>Region</b>	Istria > Novigrad
<b>Location</b>	Novigrad
<b>Front line</b>	Yes
<b>Sea view</b>	Yes
<b>Distance to sea</b>	50 m
<b>Floorspace</b>	237 sqm
<b>Plot size</b>	918 sqm

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<b>No. of bedrooms</b>	5
<b>No. of bathrooms</b>	6
<b>Price</b>	€ 1 900 000

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Discounted! Old price was 2,1 mio euro, new price is 1,9 mio euro!

Villa on the 1st line to the sea in Istrian Novigrad area, 50 meters from the sea!  
Total area is 237 sq.m. Land plot is 918 sq.m.

This luxurious house, consisting of three upscale apartments on the ground floor, each measuring 48 square meters, is for sale just 50 meters from the sea.

Each apartment features a separate entrance and access to a terrace, with the ground-floor units enjoying the added amenity of a shared swimming pool.

On the first floor, a penthouse spanning 128 square meters takes residence, offering an exit to a rooftop terrace where a jacuzzi, gym, and relaxation area provide a stunning panorama of the Novigrad marina. An excellent opportunity for those in search of a luxurious and comfortable home in a magnificent location.

The ground-floor units are equipped with heating/cooling through air conditioning, while the first floor enjoys underfloor heating and a fireplace.

Note: There is a road and parking between the sea and the property.

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.

### **Property advantages:**

- Roof terrace
- Swimming pool
- Gym
- Spa
- Floor heating

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Price per m<sup>2</sup>:  
8.017 €

Average price/m<sup>2</sup> of this type  
in this region:  
7.618 €

Median price/m<sup>2</sup> of this type  
in this region:  
4.009 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
8.658 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
7.143 €

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