



Location :	Novigrad
Code :	05611
Object area :	160.00 m2
Land area :	350.00 m2
Distance from center :	3500 m
Distance from sea :	2500 m
Seaview :	No
Parking :	Yes
Garage :	No
Basement :	No
Floor :	Ground floor
Number of floors :	3
Number of bedrooms :	5
Number of bathrooms :	3
Year of construction :	2011
Additional building potential :	No

Price :	3.675.000 Kn
Price :	490.000 €

We present a unique opportunity — a ground-floor property in a small residential building that combines living comfort, business potential, and outdoor luxury.

The property includes two completely separate residential units, a commercial space, a spacious private garden, a swimming pool with a sunbathing area, and as many as six enclosed parking spaces. Within the courtyard, there is also a garden house with a storage room, ideal for additional amenities or hobby space.

The apartments, measuring 70 m² and 80 m², are being sold fully furnished and ready to move into. Each unit offers an optimal layout: a spacious living room, a kitchen with a dining area, two bedrooms, and a bathroom — making them perfect for family living or tourist rental.

Next to the residential units is a commercial space currently set up as a physiotherapy clinic. It is separated from the residential area by a transparent wall for complete privacy and consists of a reception hallway and a bathroom. This space can easily be adapted for various business purposes.



REN Nekretnine

C. Grissi 5, 52466 Novigrad, Mercator Centar I kat

Mail: info@ren.hr Web: www.ren.hr Skype: [ren.novigrad](https://www.skype.com/name/ren.novigrad)

Tel: +385 52 726 664 Mob: +385 99 24 99 444

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