



Location :	Novigrad
Code :	05706
Object area :	105.00 m2
Land area :	0.00 m2
Distance from center :	100 m
Distance from sea :	50 m
Seaview :	Yes
Parking :	No
Garage :	No
Basement :	Yes
Floor :	Ground floor
Number of floors :	3
Number of bedrooms :	2
Number of bathrooms :	2
Year of construction :	1900
Additional building potential :	No

Price :	3.637.500 Kn
Price :	485.000 €

In the heart of Novigrad's historic old town, this unique property of 105 m² extends over the ground floor, first floor, and attic, offering an authentic Mediterranean atmosphere and beautiful sea views.

The home features a spacious living room, kitchen, two bedrooms, two bathrooms, and two terraces, perfect for enjoying the charm of the old town and the view of the Adriatic. A private storage room on the ground floor, a fireplace/chimney, and air conditioning provide additional comfort throughout the year.

The property requires partial renovation, giving future owners the opportunity to redesign and personalize the space according to their own vision, whether as a family residence or a valuable rental investment.

Although there is no private parking space, parking options are available nearby, as is common in the historic center. Restaurants, promenades, the marina, and the sea are all just a few steps away.

A rare opportunity to own a property full of character in one of the most



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desirable locations on the Istrian coast.