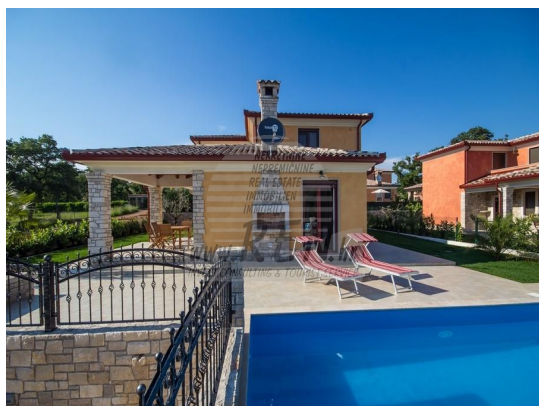


REN Nekretnine

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

Mail: info@ren.hr Web: www.ren.hr Skype: ren.novigrad

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



|                                 |              |
|---------------------------------|--------------|
| Location :                      | Novigrad     |
| Code :                          | 05719        |
| Object area :                   | 160.00 m2    |
| Land area :                     | 550.00 m2    |
| Distance from center :          | 5000 m       |
| Distance from sea :             | 300 m        |
| Seaview :                       | No           |
| Parking :                       | Yes          |
| Garage :                        | No           |
| Basement :                      | Yes          |
| Floor :                         | Ground floor |
| Number of floors :              | 2            |
| Number of bedrooms :            | 3            |
| Number of bathrooms :           | 2            |
| Year of construction :          | 2020         |
| Additional building potential : | Yes          |

|         |              |
|---------|--------------|
| Price : | 6.375.000 Kn |
| Price : | 850.000 €    |

### Modern Villa for Sale in Istria – Near Novigrad

This beautiful modern villa is located in a peaceful area near Novigrad and offers 156 m<sup>2</sup> of living space on a 550 m<sup>2</sup> plot. The property is only 300 m from the sea and a beautifully maintained beach, while the centre of Novigrad is just 5 km (approximately 10 minutes by car) away.

The villa is spread over two floors and features 3 spacious bedrooms, 2 modern bathrooms, a fully equipped kitchen, and a bright open-plan living room. The outdoor area includes a private swimming pool, a summer kitchen, and a landscaped garden, making it ideal for relaxing and entertaining. The property is equipped with air conditioning and is built to a high standard, offering comfort throughout the year.

The location provides easy access to all essential amenities:

Grocery store: 100 m

Restaurant: 300 m

Local market: 5 km



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

Doctor: 1 km

Pharmacy: 5 km

Marina Novigrad: 5 km

Istralandia Water Park: 10 km

Pula International Airport: 60 km

Portorož Airport: 20 km

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