



Location :	Novigrad
Code :	01542
Building size :	420 m2
Lot size :	2722 m2
Distance from center :	8000 m
Distance from sea :	7000 m
Distance from beach :	7000 m
Seaview :	Yes
Parking :	Yes
Garage :	Yes
Basement :	Yes
Storage room :	Yes
Floor :	n/a
Number of stories :	1
Number of floors :	3
Number of rooms :	8
Number of bedrooms :	5
Number of bathrooms :	5
Year of construction :	2018
Energy efficiency :	processing

Price :	17.550.000 Kn
Price :	2.340.000 €

Just a few minutes' drive from Novigrad, a breathtaking detached stone villa is for sale. The villa boasts 420 m<sup>2</sup>, divided across three floors: basement, ground floor, and first floor, and sits on a spacious plot of 2,722 m<sup>2</sup>, offering complete privacy and tranquillity. The basement features a 39 m<sup>2</sup> storage area that can also be used as a garage. The ground floor comprises a hallway (an elegant entrance area with traditional Istrian charm), a pantry, WC, a tavern of approximately 18 m<sup>2</sup> with a fireplace, a kitchen with dining area, and a 44 m<sup>2</sup> living room that is spacious and bright, with high ceilings and a fireplace that creates a unique atmosphere. On the ground floor there are two bedrooms, including a master bedroom of 20 m<sup>2</sup>, which is spacious and luxurious (with a private 20 m<sup>2</sup> bathroom, sauna, and a 10 m<sup>2</sup> walk-in wardrobe), while the second bedroom is 10 m<sup>2</sup> with a private bathroom and can also



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be used as an office. Upstairs there are three bedrooms, two of which have private bathrooms and each their own private terrace with beautiful views of the sea and nature. Heating in the villa is via underfloor heating with a h...