



Location :	Novigrad
Code :	01591
Building size :	177 m2
Lot size :	217 m2
Distance from center :	3000 m
Distance from sea :	2500 m
Distance from beach :	2500 m
Seaview :	Yes
Parking :	Yes
Garage :	No
Basement :	No
Storage room :	Yes
Floor :	n/a
Number of stories :	1
Number of floors :	2
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	4
Year of construction :	2022
Energy efficiency :	processing

Price :	5.625.000 Kn
Price :	750.000 €

For sale is a stone house built in a distinctive Mediterranean style, situated in a peaceful location surrounded by olive groves. This unique property perfectly blends the traditional charm of stone construction with modern comfort, offering an idyllic setting for relaxation and enjoyment. The house spans 177 m² across two levels. The ground floor features a spacious open-plan living area—comprising a kitchen, dining room, and living room—with direct access to a covered terrace and a sunbathing area. For added convenience, the ground floor also includes a guest toilet, as well as a bedroom with an en-suite bathroom and access to the garden. The upper floor serves as a private, tranquil retreat, housing two bedrooms and two modern bathrooms. A true highlight of the property is the spacious terrace, accessible from one of the bedrooms, which offers panoramic views of the sea and the



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surrounding olive groves. The exterior embodies the authentic Mediterranean spirit; the meticulously landscaped 217 m² grounds feature a private, heated saltwater (hydrolysis) swimming pool—perfect for cooling off on warm days. The property include...