



ID :	00187
Location :	Novigrad
Building size :	187 m2
Lot size :	150 m2
Distance from sea :	30 m
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	6
Number of bathrooms :	3
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Year of adaptation :	2018
Energy class :	Not specified
Condition :	Renovated

Price : 1.100.000 €

In the exclusive offer of our agency is an exceptional two-storey house located in the very heart of Novigrad's old town, one of the most unique and rare properties on the market. Only 30 metres from the sea, this house offers a beautiful, open view of the sea.

Although just a few steps from shops, restaurants, beaches and the vibrant town life, the property provides complete peace and privacy.

The ground floor features a carefully designed and spacious tavern in authentic style. On the same level there is a living room with dining area and open-plan kitchen, a bathroom, hallway, storage room, and an additional space that can be used as a pantry or small study.

The first floor includes two bedrooms, a bathroom, hallway, and a kitchen with dining area that opens onto a covered terrace with sea view.

In the attic there are two additional bedrooms with private bathrooms.

The house has a beautifully arranged courtyard with space for two cars, which is a true rarity for Novigrad's old town.

This property is a trophy asset in every sense of the word: a combination of location, view, history, and comfort that appears



REATELIER REAL ESTATE

Šetalište Vladimira Gortana 38, 52470 Umag

e-mail: info@reatelier.hr

web: reatelier.hr

info: +385 91 751 4665

on the market only very rarely.

More information and viewing arrangements are available exclusively upon signing a Mediation Agreement with our agency.