



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

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<b>Code :</b>	01508
<b>Location :</b>	Novigrad
<b>Building size :</b>	165 m2
<b>Lot size :</b>	488 m2
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	5500 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</b>	1
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2014
<b>Energy efficiency :</b>	Not specified

**Price :** 750.000 €

Welcome to an oasis of opulence and luxury - this magical house located in a quiet street, just a few minutes' drive from the beautiful cities of Brtonigla and Novigrad.

This house covers a total area of

165 m2 and extends over two floors. On the ground floor, you will find a spacious living room with a modern kitchen and an elegant dining room. There is also one comfortable bedroom, a luxurious bathroom, an additional toilet and a practical storage room. From the living room, with a step outside, you enter a magical covered terrace that invites you to relax and enjoy the fresh air. The terrace leads to a summer kitchen with a fireplace, a heated pool with counter-current swimming and a spacious sun deck, surrounded by a beautifully landscaped garden.

There are three spacious bedrooms on the first floor, the master bedroom with its own bathroom and access to a large terrace with a breathtaking view stands out among them. The remaining two bedrooms have a shared bathroom with shower. They also have access to their own private balconies, giving you incredible views of the surroundings.

The house is equipped with modern air conditioners that provide a comfortable temperature throughout the year. It was built with a careful selection of high-quality materials and decorated in a modern style.

This property is a real treasure and offers many possibilities, so don't miss the opportunity to live your dreams. Schedule your tour today and experience this magical villa for real!