



PARENTIUM PREMIUM
Real Estate

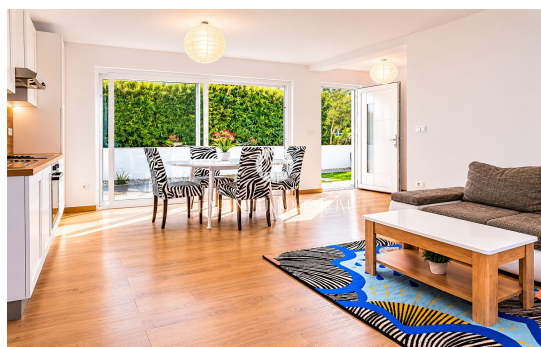
PARENTIUM PREMIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

mail: office@parentium-realestate.com

web: www.parentium-realestate.com

info: +385 99 21 46 917 | +385 98 99 46 041



Code :	02359
Location :	Novigrad
Building size :	135 m2
Lot size :	300 m2
Distance from center :	2000 m
Distance from sea :	2000 m
Number of floors :	2
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	3
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Air conditioning heating :	Yes
Year of construction :	2023
Energy efficiency :	Not specified

Price : 520.000 €

Located in a peaceful area of Novigrad, just 2 km from the sea and the town center, this modern semi-detached house offers a total living area of 135 m², making it an ideal choice for family living, holidays, or tourist rental investment.

The main residential unit spans 115 m² over two floors. The ground floor comprises an entrance hall, guest toilet, bedroom with en-suite bathroom, storage room, and a spacious open-plan living area combining the kitchen, dining room, and living room. Large glass doors lead to a covered terrace and a beautifully landscaped garden featuring a 24 m² swimming pool, perfect for relaxation and entertaining. A utility/storage room is also located within the garden area.

The first floor features two spacious bedrooms, each with its own bathroom, air conditioning, and private terrace offering pleasant sea views.

An additional 20 m² studio apartment on the ground floor provides excellent flexibility for guests, tourist rentals, or independent living.

The property includes four private parking spaces.

Quality construction, a functional layout, a swimming pool, a separate residential unit, and a desirable location close to all amenities make this property an excellent choice both as a family home and as a profitable investment opportunity.