



PARENTIUM PREMIUM  
*Real Estate*

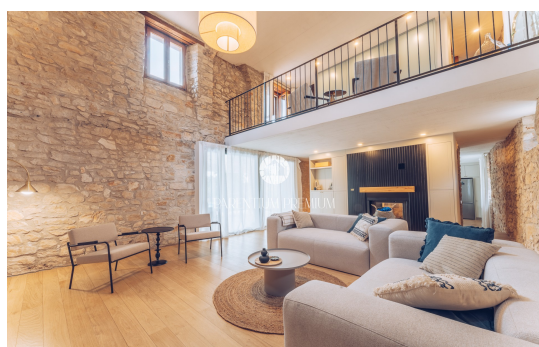
## PARENTIUM PREMIUM REAL ESTATE

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|                                   |               |
|-----------------------------------|---------------|
| <b>Code :</b>                     | 02360         |
| <b>Location :</b>                 | Novigrad      |
| <b>Building size :</b>            | 312 m2        |
| <b>Lot size :</b>                 | 861 m2        |
| <b>Distance from center :</b>     | 7000 m        |
| <b>Distance from sea :</b>        | 7000 m        |
| <b>Number of floors :</b>         | 2             |
| <b>Number of rooms :</b>          | 5             |
| <b>Number of bedrooms :</b>       | 4             |
| <b>Number of bathrooms :</b>      | 4             |
| <b>Number of toilets :</b>        | 1             |
| <b>Swimming pool :</b>            | Yes           |
| <b>Parking :</b>                  | Yes           |
| <b>Underfloor heating :</b>       | Yes           |
| <b>Air conditioning heating :</b> | Yes           |
| <b>Heating by fireplace :</b>     | Yes           |
| <b>Year of construction :</b>     | n/a           |
| <b>Energy efficiency :</b>        | Not specified |

Price : 1.080.000 €

Located in a peaceful setting surrounded by greenery near Novigrad, this impressive stone villa perfectly combines traditional Istrian architecture with modern luxury. Originally built in 1818, the property has been completely renovated with special attention paid to preserving its authentic features, creating a unique home full of character and elegance.

The living area of approximately 350 m<sup>2</sup> is spread over three floors and offers exceptional comfort and functionality. The carefully designed interior highlights the beauty of natural materials, while contemporary design and neutral tones create a warm and inviting atmosphere.

The ground floor features a spacious living room with a gallery and access to a covered terrace, a modern kitchen with a dining area, and a guest toilet. The first floor offers a comfortable bedroom with an en-suite bathroom, while the upper floor accommodates three additional spacious bedrooms and two bathrooms.

A beautifully landscaped garden with a stunning 50 m<sup>2</sup> infinity pool adds special value to the property. The pool is equipped with a salt electrolysis system and a heat pump, ensuring comfortable use throughout much of the year. A fully equipped outdoor kitchen provides the perfect space for entertaining and enjoying outdoor living.

For year-round comfort, the villa is equipped with underfloor heating powered by a heat pump on all floors, while an automatic irrigation system keeps the garden in pristine condition.



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Surrounded by nature and away from the hustle and bustle of the city, this property offers complete privacy and tranquility, making it an excellent choice for luxurious family living or as an investment in high-end tourist rentals.