



PARENTIUM PREMIUM
Real Estate

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Code :	02370
Location :	Novigrad
Building size :	210 m ²
Lot size :	70 m ²
Distance from center :	0 m
Distance from sea :	800 m
Number of floors :	2
Number of bedrooms :	5
Number of bathrooms :	3
Seaview :	Yes
Parking :	Yes
Basement :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	n/a
Energy efficiency :	Not specified

Price : 495.000 €

Located in a peaceful area near Novigrad, just 800 meters from the sea and beautiful beaches, this carefully renovated traditional Istrian stone house perfectly combines authentic Mediterranean charm with modern-day comfort.

The property is spread over three floors, with each floor forming a separate residential unit of approximately 70 m². The house has been well maintained and renovated, making it an excellent opportunity for both family living and additional income through tourist rentals.

The ground floor is currently used by the owners and consists of a comfortable one-bedroom apartment with a living room, kitchen with dining area, bedroom, bathroom, and a separate toilet. A spacious terrace equipped with outdoor furniture and a large dining table provides the perfect setting for relaxing and enjoying meals outdoors.

The first floor features a one-bedroom apartment successfully used for tourist rentals. It includes a living room, kitchen with dining area, bedroom, and private bathroom. The living room offers a pleasant sea view.

The second floor also accommodates a separate one-bedroom apartment intended for tourist rental. Thanks to its elevated position, it enjoys even more open and impressive views of the sea and surrounding landscape.

This property is an ideal choice for those seeking an authentic Istrian stone house near the sea, whether for private use, tourist rental, or a combination of both. Established rental business, proximity to beaches, and the charm of traditional Istrian architecture make this a truly attractive investment opportunity.