



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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Code :	02405
Location :	Novigrad
Building size :	180 m ²
Lot size :	480 m ²
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
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	2022
Energy efficiency :	Not specified

Price : 779.000 €

In the quiet settlement of Stancijeta, just 2 km from the center of Novigrad and the sea, for sale is half of a semi-detached house built in 2021. The house has a usage permit, is low-energy construction, and has 180 m² of living space on a plot of 480 m². Due to its functional layout and landscaped yard, it is suitable for family living, as well as an investment for tourist rentals.

On the ground floor, there is an entrance hallway, a bathroom equipped with a washing machine and a dryer, and a storage room of approximately 12 m². The continuation of the ground floor consists of an open space that combines the kitchen, dining area, and living room. Large glass walls allow plenty of natural light and provide access to the terrace and yard with a pool. Heating and cooling are provided by air conditioning units, while a wood stove in the living room offers an additional heat source during the winter months.

On the upper floor, there are three bedrooms. The master bedroom has an en-suite bathroom, while the other two rooms share a common bathroom. All rooms have access to their own terraces.

The yard is fully fenced and landscaped, providing privacy. The yard features a 32 m² pool with an electrolysis system and automatic dosing, along with preparations for the installation of a heat pump. There is also an outdoor grill, a garden shed of 15 m², an old olive tree, citrus trees, and three raised beds for growing vegetables. The lawn and vegetable beds are equipped with an automatic irrigation system.



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The house is located next to a forest, in a quiet area, yet is just a few minutes' drive from the center of Novigrad, the sea, restaurants, shops, and other amenities necessary for everyday life.

This property is an excellent choice for family living or as an investment for tourist rental.