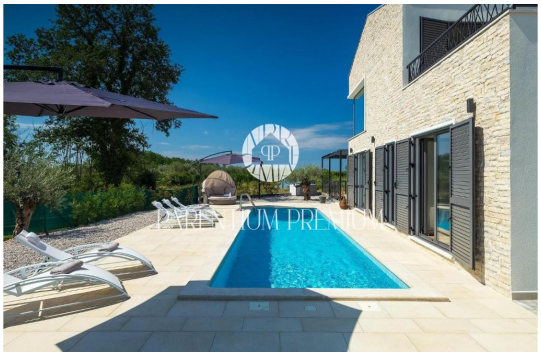
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Code :	02423
Location :	Novigrad
Building size :	130 m2
Lot size :	226 m2
Distance from center :	8000 m
Distance from sea :	8000 m
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	3
Number of toilets :	1
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	2017
Energy efficiency :	A

Price :	520.000 €

For sale is a modern, fully furnished villa with a pool, located in a peaceful setting of Istrian nature, surrounded by olive groves and vineyards, just 8 km from the center of Novigrad and the sea, 13 km from Umag, and 27 km from the Slovenian border.

The villa spans 130 m² of living space and is situated on a well-maintained and fenced plot of 300 m². On the ground floor, there is a spacious open space that combines the living room, kitchen, and dining area, a storage room, and two bedrooms, each with its own bathroom and access to the terrace and pool. Upstairs is the master bedroom with an en-suite bathroom and a covered terrace overlooking the surrounding Istrian landscape.

The outdoor area features a 24 m² pool with a sun deck, a pergola, and two covered parking spaces. The villa is equipped with air conditioning, underfloor heating in the bathrooms, electric shutters, and mosquito nets, and is sold fully furnished.

Thanks to its quiet location, quality construction, and proximity to the sea, this property is an excellent choice for family living, vacation, or tourist rental.

For more information and to arrange a viewing, please feel free to contact us.