



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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Code :	02481
Location :	Novigrad
Building size :	135 m ²
Lot size :	170 m ²
Distance from center :	2500 m
Distance from sea :	2500 m
Number of floors :	2
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	2
Parking :	Yes
Basement :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2027
Energy efficiency :	Not specified

Price : 785.000 €

In a peaceful and pleasant location, just 2.5 km from the center of Novigrad and beautifully arranged beaches, a modern semi-detached house with a total area of 135 m² is for sale, spread over the ground floor and first floor.

The ground floor is designed as a functional and open space for everyday living. It consists of an entrance hallway, a separate toilet, a storage room, and a spacious open-plan living area that combines the kitchen, dining room, and living room. From the living area, there is direct access to the terrace and the accompanying garden.

The property includes a garden area of 170 m², with a terrace, a space designated for a summer kitchen, and a covered pergola. The outdoor space provides ample room for relaxation, socializing, and enjoying the warmer months.

On the first floor, there are three bedrooms, two bathrooms, and a hallway, making the house very practical for family living as well as for tourist purposes.

Heating and cooling are provided through air conditioning in every room, and there is also pre-installation for underfloor heating and photovoltaic panels. High-quality PVC exterior joinery with mosquito nets and electrically controlled shutters is being installed.

The house includes two parking spaces.

VAT is included in the stated price, so the buyer does not pay real estate transfer tax.

An excellent location near Novigrad and the sea, a modern layout, three



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bedrooms, and a private garden make this property a very good choice for year-round living, a family vacation home, or an investment for tourist rental.