



## listing



## Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

## Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 950,000

## Τοποθεσία

Χώρα:	Croatia
Νομός/Περιοχή/Επαρχία:	Istria
Πόλη:	Novigrad
Ταχυδρομικός κωδικός:	52466
Δημοσιεύθηκε:	28/01/2026
Περιγραφή:	

Beautiful stone house in a location 6 km from the sea and the center of Novigrad, with a unique sea view. It consists of a ground floor and 1st floor. Ground floor: entrance hallway, living room, kitchen, 1 bedroom, 1 bathroom, toilet, storage room, technical room, and a covered terrace connected to the pool. 1st floor: 3 bedrooms, 3 bathrooms, terraces. Situated in a quiet location where you can enjoy complete privacy and peace. Nicely landscaped yard, with plenty of greenery, flowers, and Mediterranean herbs. In front of the villa, there are 2 parking spaces. The entire house is equipped with a highly energy-efficient underfloor heating system with individual room regulation. The energy generator is a heat pump that also provides air conditioning for all rooms through the underfloor heating system. This system not only achieves very economical energy management but also creates a fantastic indoor climate because cooling takes place over large floor surfaces. Designed according to the calculated heating/cooling needs and equipped with separate air conditioners where necessary. All materials comply with German standards from well-known manufacturers. Heating system: Underfloor heating and cooling, insulation layers according to German standards, powered by a heat pump. Hot water preparation: Central stainless steel boiler with a hydraulic distribution system and programmable circulation. On the ground floor, the exterior walls are made of highly thermal insulating bricks with very good physical properties, vapor barrier, insulation, and massive natural stone 10 cm thick, giving a total wall thickness of 45 cm. On the upper floor, 35 cm, with a pressure-resistant facade with full thermal protection in accordance with EU directives. A significant part of the exterior walls or facade is made of solid stone as a double-layer wall. All interior walls are made of solid brick walls. The roof structure is constructed like a ceiling structure. Between the load-bearing structure and the roof, there is a triple layer of thermal insulation 15 cm thick.



The roof is built as a woven version in a specific Mediterranean style with red clay tiles. So-called dry roof. The pool is 35 m<sup>2</sup> in size. Water treatment with a stainless steel UV sterilizer and a quartz sand backwash filter system reduces chlorine consumption by 70-80% and achieves significantly softer water that is skin-friendly. For more information: Miloš Šverko Tel: +385 98 856846 Email: miloscasavita@gmail.com ID NEKRETNINE: K117

Νέος: Ναί  
Κατασκευάστηκε: 2020

## Κοινά

Κρεβατοκάμαρες: 4  
Μπάνια: 4  
Τελειωμένα τετραγωνικά πόδια: 200 τ.μ  
Μέγεθος αυλής: 652 τ.μ

## Room details

Total rooms: 5

## Utility details

Heating Fuel: Electric

## Building details

Αριθμός ορόφων: 2

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/PSTO-T148/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PSTO-T148/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 65330

