



## ISTRIA, NOVIGRAD - Pension and restaurant



### Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 2,562,353.96

### Localização

Country:	Croácia
State/Region/Province:	Istria
Cidade:	Novigrad
Adicionado:	01/12/2022
Informação adicional:	
Location:	Istarska županija, Novigrad, Novigrad.

### ISTRIA, NOVIGRAD - Pension and restaurant

Tourist town Novigrad-Cittanova is located on the west coast of Istria and stands out among many Istrian towns for its unique natural beauty, rich cultural heritage and certainly the great heart of the host. It is also a city that boasts one of the cleanest seas in this part of the Mediterranean. Novigrad Riviera stretches from Dajla to the mouth of the river Mirna, and is adorned with indented, low and accessible coast, rocky and pebble beaches. Novigrad is an architectural pearl full of historical sights, rich cultural heritage, preserved natural beauties, but also top gastronomic delicacies and other attributes that will make your stay in the city more than pleasant and force him to return here again. Due to all the above, over the years, this town has become an attractive destination for tourists from all over Europe and the world, many of whom return regularly.

In the immediate vicinity of Novigrad is located this residential and commercial building of about 900 m2 located on a plot of 1317 m2 which is away from the city center and its events, which makes it an ideal investment for vacation and escape from the noise. All the contents of the first beach are only a 10-minute drive away. On the ground floor there is a fully equipped restaurant with kitchen, x seats and access to the outdoor terrace where there are x more seats. The restaurant boasts awards for the best restaurant in the region x year. The ground floor also has a boiler room, laundry room, storage room and reception. Internal stairs lead to the first floor where there is one room of 54 m2 consisting of living



room, bedroom and bathroom, one room of 37 m<sup>2</sup> consisting of a spacious bedroom and bathroom and seven rooms of 25 m<sup>2</sup> consisting of bedrooms and bathrooms, each with its own balcony of 6 m<sup>2</sup>. On the first floor, with a separate entrance, there is an apartment in the unfinished phase of about 170 m<sup>2</sup> which consists of a living room with kitchen and dining area, 3 bedrooms and a bathroom. The building also has an auxiliary building that is currently used as a bicycle storage room and swimming pool. Heating is via gas central heating, and additional heating and cooling via air conditioning. There is a public parking nearby. An excellent opportunity for people who are willing to start their own business in a great location, or very simply the space can be converted into a villa.

Dear clients, the agency commission is charged in accordance with the General Terms and Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja)

ID CODE: 14045

Marko Pavlović  
Vanjski suradnik  
Mob: +385 97 766 8214  
Tel: +385 99 640 8438  
E-mail: [marko.pavlovic@dux-istra.com](mailto:marko.pavlovic@dux-istra.com)  
[www.dux-istra.com](http://www.dux-istra.com)  
Construído: 1800

### Comum

Quartos de dormir: 12  
Banheiro: 10  
Pés quadrados acabados: 900 m<sup>2</sup>  
Tamanho do lote: 1317 m<sup>2</sup>

### Room details

Total rooms: 19

### Utility details

Heating Fuel: Gas

### Building details

Outdoor Amenities: Pool  
Número de pisos: 1

### Rental details

Furnished: Sim

### Lease terms

Date Available:

### Informação adicional



# IMLIX

**Mercado Imobiliário IMLIX**

<https://www.imlix.com/pt/>

---

URL do site:

[http://www.arkadia.com/IOUL-T3260/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/IOUL-T3260/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

297948

