



## listing



### Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 667,406.37

### Konum

Ülke:	Croatia
Eyalet/Bölge/ Şehir:	Istria
Şehir/İlçe:	Novigrad
Yayınlandı:	13.12.2024
Açıklama:	

### Apartment House 650m from the Sea in Novigrad, Istria!

On the western coast of Istria lies Novigrad, a captivating town that has grown from a fishing village into a sought-after tourist destination without losing its authentic charm. Known for its natural beauty and rich cultural and natural heritage, Novigrad boasts a picturesque riviera stretching from Dajla to the mouth of the Mirna River. Its shoreline is diverse, featuring low, accessible coasts with rocky and pebble beaches. The enchanting old town, with its quaint streets, colorful buildings, and iconic umbrella displays, is sure to delight visitors. The surrounding area is ideal for exploration, offering cycling trails, wine roads, and olive oil routes. Novigrad's prime location makes it an excellent base for day trips to discover the coastal and inland towns and villages of Istria.

### Property Overview

Located just 650 meters from the sea, this detached apartment house offers an exceptional opportunity for living or investment. Spanning 236 m<sup>2</sup>, the property is divided into four residential units:

### Ground Floor

- **Three separate apartments**, all successfully rented annually for tourism:



- **Two apartments** with two bedrooms, a bathroom, kitchen, living room, and terrace access.
- **One studio apartment.**

## First Floor

- **Spacious apartment (110 m<sup>2</sup>)** featuring:
  - Three bedrooms.
  - Two bathrooms.
  - A kitchen with a dining area and a living room.
  - A terrace with breathtaking sea views.

## Heating and Cooling

- Central heating (oil-fired).
- Air conditioning units throughout.

## Mediterranean-Style Outdoor Space

The house is set on a 470 m<sup>2</sup> landscaped plot, designed with Mediterranean flair. The yard includes:

- A **barbecue area** for outdoor gatherings.
  - A **garage (currently used as a wine cellar)** measuring 50 m<sup>2</sup>.
  - One designated parking space.
- Additionally, a free municipal parking area is available in front of the house.

This property combines proximity to the sea, a functional layout, and a desirable location, making it ideal for both personal use and rental income.

Don't miss the chance to own a slice of Istrian paradise!

Ref: RE-U-35511

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

## Genel Bilgiler

Yatak odası:	8
Banyo:	8
Bitmiş metrekare:	236 m2
Arazi Büyüklüğü:	470 m2

## Lease terms



# IMLIX

**IMLIX Gayrimenkul Pazarı**

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

Date Available:

## Ek Bilgiler

Web Sitesi URL'si:

[http://www.arkadia.com/ZLWS-T2449/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZLWS-T2449/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID:

re-u-35511

