



Code :	01293
Location :	Novigrad
Building size :	311 m2
Lot size :	1009 m2
Distance from city :	4000 m
Distance from sea :	9000 m
Number of floors :	0
Number of rooms :	6
Number of bedrooms :	4
Number of bathrooms / WC :	4 / 1
Year of construction :	2022
Energy efficiency :	Not specified
Sea View :	Yes
Parking lot :	Yes
Swimming pool :	Yes
Climate :	Yes
Heating - Underfloor :	Yes
Heating - Heat pump :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Wellness :	Yes
Agency commission :	3 % + PDV

Price : 1.500.000 €

K26

New villa with Wellness in a beautiful location

Ground floor: hallway, toilet, hallway, laundry, storage.

Kitchen and dining room and living room with access to the terrace with summer kitchen and landscaped yard with pool (12x4) and sun deck.

Lounge area with wellness and sauna, bedroom with private bathroom and terrace and access to the courtyard.

On the first floor of the villa there is an entrance hall, three bedrooms with private bathrooms and a loggia with beautiful views.

From the whole land there is a beautiful view of the landscape.

At the current stage, the future Buyer can personalize the villa with their own tastes, choices, colors and materials.

Very quickly 9 km you can reach Novigrad and beautiful beaches, Brtonigla is 4 km away, and the whole area has a rich content and gastronomy of Istria.