ISTRA PLUS REAL ESTATE
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Code :	01766
Location :	Novigrad
Building size :	116 m2
Lot size :	300 m2
Distance from city :	2000 m
Distance from sea :	8000 m
Number of floors :	0
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms / WC :	2 / 1
Year of construction :	2026
Energy efficiency :	Not specified
Parking lot :	Yes
Swimming pool :	Yes
Climate :	Yes
Depository :	Yes
Asphalted :	Yes
Building permit :	Yes
Agency commission :	3 % + PDV

Price :	445.000 €

K165
Modern, cozy and spacious villa with swimming pool 8 km from the sea
Near Novigrad, 8 km, in a very quiet location surrounded by nature, there is a modern house under construction with an attractive design.
The most important characteristics that describe this house are the spaciousness, attractive design and comfort of these elite housing units.
The house covers an area of 116 m² with an outdoor pool and two parking spaces. The house consists of two floors. Each residential unit has 116 square meters with an outdoor pool and two parking spaces. Whether you use your two-story apartment for vacation or everyday life, it will provide you with pleasure at every step - in the open living area on the ground floor, one of the three bedrooms upstairs or under the olive tree by the pool. The property fully reflects contemporary architecture and will be an ideal home for a modern family that loves life.
On the ground floor, there is an open space bright space where there is a living room, kitchen and dining room with access to a covered terrace, and a toilet. While on the first floor there are three bedrooms, one of which has its own bathroom and access to the terrace, and a shared bathroom for the remaining two bedrooms.
Novigrad and the sea are only 8 km away.
The houses are spacious, modern and comfortable. The nearest center, a few minutes' drive away, is Brtonigla, known for its good food, top wines and top local products, an area extremely appreciated by lovers of good food and wine. It is full of small wineries and local family producers of products such as olive oil, honey and cheese.

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The planned completion of construction is for the summer of 2024.
By the way, when buying real estate, no real estate transfer tax is paid.

Highway: 5 km, marina: 8 km
Golf course Kempinski: 20 km
Trieste airport: 60 km