BEATUM d.o.o.
Gradska Vrata 32, 52466 Novigrad
mail: info@beatum.hr
web: www.beatum.hr
info: +385 91 201 7329 | ++385 52 758 170









Code :	03383
Location :	Novigrad
Building size :	126 m2
Lot size :	0 m2
Distance from center :	50 m
Distance from sea :	50 m
Number of floors :	2
Number of bedrooms :	3
Number of bathrooms :	2
Energy efficiency :	B
Sea View :	Yes
Pantry :	Yes
Furniture :	Yes
Electricity :	Yes
Connected to the city water supply :	Yes
Heating :	Yes
Air conditioning :	Yes
Terrace :	Yes

Price :	650.000 €

Novigrad, Center – Authentic 126 m² Stone House with Roof Terrace, 50 m from the Sea

Price: €650,000
In a highly sought-after location in the very center of Novigrad, just 50 meters from the sea and the beach, a charming and fully furnished terraced house of 126 m² is for sale. Spread across three floors (ground floor, first floor, and second floor with a roof terrace), the property offers a perfect blend of authentic Istrian architecture and modern comfort.
Thanks to its smart floor plan, the house is designed as two separate residential units, making it an excellent investment for tourist rentals, a family holiday home, or a combination of both.

Layout by Floors:

• Ground Floor (Separate Apartment): Consists of an entrance area, a living room with a dining area and kitchen, one bedroom, a bathroom, and a practical storage room.
• First Floor: An internal staircase leads to the first floor, which features two comfortable bedrooms, a hallway, and a modern bathroom.
• Second Floor & Roof Terrace: At the top of the house is a spacious open-plan living room with a kitchen and dining area. This space opens onto a roof terrace with an open sea view overlooking the Novigrad coastline.

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Features & Interior:

• Authentic Details: The interior exudes Mediterranean charm, highlighted by original exposed stone walls, ceilings with white wooden beams, brick arch details, and bright, coastal-style furniture.
• Heating & Cooling: Equipped with air conditioning units and electric radiators, ensuring a comfortable stay throughout the entire year.
• Condition: The property is well-maintained, sold fully furnished, and ready for immediate move-in or con...