M.I N. Aquila d.o.o.
Porporela 9, 52466 Novigrad
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Location :	Novigrad
Code :	01595
Building size :	164 m2
Lot size :	147 m2
Distance from center :	450 m
Distance from sea :	100 m
Distance from beach :	350 m
Seaview :	Yes
Parking :	Yes
Garage :	No
Basement :	No
Storage room :	Yes
Floor :	Ground floor
Number of stories :	2
Number of floors :	3
Number of rooms :	6
Number of bedrooms :	4
Number of bathrooms :	5
Year of construction :	2027
Energy efficiency :	processing

Price :	9.375.000 Kn
Price :	1.250.000 €

A modern house for sale in Novigrad, forming the end unit of a residential building with four units in total. The marina is approximately 100 m away in a straight line, the beach around 350 m, and Novigrad town centre around 450 m.

Living space and layout

The house offers 163.41 m² of calculated usable area and a private garden of 146.80 m². The ground floor comprises an entrance hall, a bathroom with a laundry area, and a spacious open-plan living room, kitchen and dining area of approximately 44.23 m², with access to a covered terrace and the garden.

Bedrooms

The first floor has three bedrooms, each with its own bathroom. The south-facing bedroom opens onto a covered terrace of approximately

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14.54 m².
Rooftop terrace
The second floor includes an additional room of approximately 20.31 m² with a small WC, suitable as an extra bedroom, living room or multipurpose space. It opens onto a 40.31 m² rooftop terrace. The terrace enjoys views of the sea and marina. Provision is planned for a summer kitchen, an outdoor shower and a whirlpool tub.
Additional features
The property includes two parking spaces, with provision for e...