LD REAL ESTATE
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Code :	00122
Location :	Novigrad
Building size :	247 m2
Lot size :	1000 m2
Garden size :	800.00 m2
Distance from center :	2500 m
Distance from sea :	2500 m
Number of floors :	2
Number of bedrooms :	4
Number of rooms :	5
Number of bathrooms :	4
Number of toilets :	1
Seaview :	Yes
Parking :	Yes
Garage :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	A
Year of construction :	2017

Price : 1.300.000 €

A beautiful modern villa for sale, surrounded by olive groves and beautiful nature, in the immediate vicinity of Novigrad.
The villa satisfies even the most demanding clients because it offers an outdoor pool of 40 m2 with a sun deck. The pool and sunbathing area have complete discretion because they are oriented towards the olive grove and the southwest where the sun is always present. A lawn of 600 m2 decorated with old Istrian olive trees creates a true autochthonous Istrian ambience.
Villa of a total of 248 m2 spread over two floors, of which the ground floor has a living room and kitchen connected to an outdoor covered terrace, swimming pool and summer kitchen, one bedroom and bathroom, guest toilet, laundry room, technical room and garage.
Upstairs there are 3 bedrooms, each of which has access to a large terrace where there is a Finnish sauna and hydro-massage tub. The terrace is also connected by external stairs to the swimming pool, sunbathing area and summer kitchen. The first floor of the villa has a view of the sea. The top materials that we can highlight are top-quality ceramics, oak parquet, aluminum joinery with three-layer glass. Technically, the house is equipped with a heat pump that heats and cools every room in the villa and underfloor heating throughout the entire area of the villa.
Apart from the idyllic landscape, the villa also offers complete discretion to the future owners.
We are at your disposal for any additional questions.