LD REAL ESTATE
Ulica Murve 76, 52466 Novigrad
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Code :	00132
Location :	Novigrad
Building size :	150 m2
Lot size :	130 m2
Garden size :	60.00 m2
Distance from sea :	15 m
Number of floors :	3
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	2
Number of toilets :	1
Seaview :	Yes
Parking :	Yes
Garage :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	1900
Year of adaptation :	2015

Price : price on request €

FOR SALE – AUTHENTIC STONE HOUSE FIRST ROW TO THE SEA, NOVIGRAD, ISTRIA
A rare opportunity! This fully renovated traditional Istrian stone house is located in the very first row to the sea, right next to the iconic Novigrad Belvedere and historic city walls — offering a unique blend of heritage, charm, and modern comfort.
PROPERTY OVERVIEW:
•Location: First row to the sea, historic center of Novigrad
•Layout: Ground floor + first floor + attic (3 levels)
•Rooms: 3 bedrooms, 3 bathrooms
•Outdoor courtyard with summer shower
•Terrace with breathtaking sea and city wall views
•Sea view from every room
LAYOUT DESCRIPTION:
???? Ground floor:
•Fully equipped kitchen
•Cozy living room with fireplace
•Bathroom
•Private courtyard with outdoor summer shower
???? First floor:
•Spacious bedroom
•Living/lounge area
•Reading nook
•Bathroom
•Access to a terrace with stunning views of the sea and city walls
???? Attic:

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- Two charming bedrooms
- Additional bathroom

FEATURES:

- Authentic materials: wooden and stone floors
- Underfloor heating with heat pump system + fireplace
- Completely renovated – move-in ready
- Ideal as a residence, holiday home, or premium rental investment

For more information and to arrange a viewing, please contact us.

A truly rare property in a prime location – don’t miss this opportunity!