



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!