



Code :	00870
Location :	Novigrad
House Type :	Detached house
Building size :	341 m ²
Lot size :	1447 m ²
Distance from center :	0 m
Distance from sea :	7000 m
Number of floors :	1
Number of rooms :	4
Number of bedrooms :	4
Number of bathrooms / WC :	4 / 1
Number of parking lots :	4
Year of construction :	2022
Energy efficiency :	Not specified
Sea View :	Yes
Garage :	Yes
Balcony :	Yes
Internet :	Yes
Swimming pool :	Yes
Climate :	Yes
Satellite :	Yes
Sauna :	Yes
Heating :	Yes
Underfloor heating :	Yes
Depository :	Yes
Outdoor kitchen :	Yes
Alarm :	Yes
Video surveillance :	Yes
Fireplace :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Asphalted :	Yes
Building permit :	Yes

Price : on request €

This exceptional villa, of the highest construction standards and luxury and design details, is located on top of a hill near Novigrad, in a private neighborhood. It is a new small settlement that will contain a total of 9 villas, and the main guideline and condition in the design were that each villa has a sea view and its privacy. Aesthetically, it will look similar from the outside so that the whole settlement is connected and harmonized with the environment.

The villa is currently under construction, will be located on a plot of 1447 m², and the internal area will be 341 m².



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This spacious ground floor house consists of four very large bedrooms, each with its bathroom, open plan concept with living room, kitchen and dining area, additional guest toilet and storage. The villa also has a sauna, an outdoor kitchen, and a 48 m² swimming pool.

An extra addition to this villa is the high glass windows, which offer a beautiful view of the sea, picturesque villages, beautiful nature with vineyards and olive groves, and when it is very clear you can see the Alps. The view is one of the most beautiful in Istria.

The villa is a blend of modern architecture with large openings and superior materials and traditional Istrian style with dry stone walls and wooden beams, while the exterior of the villa is lined with hand-carved stone. The beach around the pool and the pool itself will be paved with quality Italian ceramics.

The living room and bedrooms will be covered with oak parquet in natural color.

The property impresses with its dominant position and perfect orientation with plenty of sunlight, quality of construction, the spaciousness of all rooms and privacy, and as such is the right choice for lovers of greenery and modern luxury. Underfloor heating via a heat pump through all rooms in the house.

The fairytale location and superb design provide an opportunity to truly enjoy Istria.

Currently, there are only two villas left on the market!

The greatest advantage of this location is the proximity of the highway, and the future homeowners can reach this location relatively quickly by car (close to Slovenia, Austria, Germany, Switzerland, and Italy).