



<b>Code :</b>	00330
<b>Location :</b>	Novigrad
<b>Building area :</b>	263 m2
<b>Land area :</b>	1010 m2
<b>Distance from the center :</b>	8000 m
<b>Distance from the sea :</b>	8000 m
<b>Sea view :</b>	Yes
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Number of toilets :</b>	2
<b>Parking :</b>	Yes
<b>Terrace :</b>	Yes
<b>Covered terrace :</b>	Yes
<b>Pool :</b>	Yes
<b>Kitchen :</b>	Yes
<b>Barbecue :</b>	Yes
<b>Storage room :</b>	Yes
<b>Sauna :</b>	Yes
<b>Heating Type - Underfloor :</b>	Yes
<b>Heating Type - Fireplace :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Year of construction :</b>	2022
<b>Condition :</b>	Under construction
<b>Building permit :</b>	Yes
<b>Energy certificate :</b>	A+
<b>Infrastructure Electricity :</b>	Yes
<b>Infrastructure Water :</b>	Yes
<b>Infrastructure Fiber internet :</b>	Yes
<b>Infrastructure Sewage :</b>	Yes

**Price** **1.500.000**

Exclusive villa for sale in a great location.

The villa is hidden on a hill in front of which stretches the valley of the river Mirna, its mouth and a view of the beautiful Adriatic Sea.

The villa consists of ground floor and first floor. The ground floor, which covers 160m2, has a spacious entrance hall, kitchen and dining room of 37m2, living room with spectacular views of 41m2, one bedroom with private bathroom, guest toilet, laundry and storage, and wellness for pristine hedonism.



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No less spectacular is the outdoor part of the story, which consists of a summer kitchen of 33m<sup>2</sup>, a terrace for summer enjoyment of 20m<sup>2</sup>, a lounge of 70m<sup>2</sup>, a sun deck of 37m<sup>2</sup> and a swimming pool measuring 12m x 4m.

On the first floor there is a master room with a master bathroom, and two more en suite rooms.

This villa is ideal for an escape from the city bustle when you need to recharge your batteries and enjoy nature. There is also great potential for renting as it is a villa that really has everything for a perfect holiday.

Completion of construction 06.2023.

For more information, the SeeAdria team is at your disposal.