



Code :	00747
Location :	Novigrad
Building area :	748 m ²
Land area :	1441 m ²
Distance from the center :	5000 m
Distance from the sea :	5000 m
Quiet location :	Yes
Terrace area :	150 m ²
Pool area :	25.00 m ²
Parking :	Yes
Covered terrace :	Yes
Private pool :	Yes
Fireplace :	Yes
Year of construction :	1979
Year of renovation :	2018
Condition :	Renovated
Infrastructure Electricity :	Yes
Infrastructure Water :	Yes
Infrastructure Sewage :	Yes

Price **2.300.000**

For sale is a family B&B with a restaurant near Novigrad. The property is located on a plot of 1,441 m² of building land, while the net area of

the building is 748 m².

The building consists of:

-restaurant with an area of

140 m²

-professional kitchen with an area of

30 m²

-two connected restaurant terraces with a total area of

about 150 m²

-garden and courtyard with an area of

about 600 m²

-swimming pool with an area of



RENOME REAL ESTATE

Bužinija, Stancija Vinjeri 24 E, 52466 Novigrad

e-mail: info@renome-realestate.com

web: renome-realestate.com

info: +385 99 535 9151 | +385 91 346 3009

25 m²

-9 guest rooms

-owner's apartment with an area of

170 m²

All rooms have air conditioning, gas central heating and SAT TV.

The restaurant was created in 1979 by adapting an old stone barn, and the last major interior renovation and redesign was done in 2018 by an interior designer, with the aim of maintaining the authentic Istrian character and creating a pleasant, homely atmosphere.

The owner's apartment with an area of

170 m² was completely renovated in 2024.

The facility is operational and can continue to operate without additional investment.

In addition to continuing the existing business (boarding house and restaurant), the property can be converted into a large vacation home (14-16 people), which represents an interesting investment opportunity.

For all other information, we are at your disposal!