



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!