



Code :	00512
Location :	Novigrad
Building area :	970 m ²
Land area :	1317 m ²
Distance from the center :	5000 m
Distance from the sea :	5000 m
Orientation :	South-East
Number of floors :	2
Number of bedrooms :	12
Number of rooms :	19
Number of bathrooms :	10
Storage room :	Yes
Private pool :	Yes
Balcony :	Yes
Central heating (gas) :	Yes
Air conditioning :	Yes
Year of construction :	1968
Year of renovation :	2019
Possibility of extension :	Yes
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price **2.400.000 €**

A residential-commercial property with a total area of about 970 m² is for sale near Novigrad, situated on a plot of 1,317 m². It is only 5 kilometers from the sea and the city center, in a peaceful environment that allows for a pleasant stay and easy access to all amenities.

On the ground floor, there is a fully equipped restaurant with a professional kitchen and seating for approximately 30 people indoors, while the outdoor terrace can accommodate up to 100 guests. The restaurant is located in the older part of the building, which dates back to before 1968 and was fully renovated in 2019. The ground floor also includes a boiler room, laundry, storage, and a reception area.

The rooms are distributed across the ground floor and the first floor, totaling nine. One unit of 54 m² consists of a living room, a bedroom, and a bathroom, while another unit measures 37 m², along with seven rooms of about 27 m² each, all with private



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bathrooms. The 37 m² room and the 27 m² rooms also feature balconies of approximately 6 m². The part of the guesthouse containing the rooms was built in 2007.

On the first floor, there is a furnished apartment of about 170 m², with a separate entrance, currently occupied by the owners. It consists of a spacious living room with a kitchen and dining area, three bedrooms, a bathroom, and a billiard space.

The property also includes an auxiliary building used as a bicycle storage area, as well as a swimming pool. Heating is central gas heating, and additional heating and cooling are provided by air conditioning units.

In front of the yard, there is public parking available for use.

It is possible to add an additional floor to the new part of the building, approximately 250 m² according to the floor plan, which opens up the opportunity to expand the existing capacity.

This is an excellent opportunity for those looking to continue a hospitality business in a prime location or to convert the property into a spacious vacation villa.

For more information and to arrange a viewing, feel free to contact us.