

AN EXCEPTIONAL VISION OF LIVING

NOVIGRAD NOVI HOME

Situated in a peaceful and natural part of Novigrad overlooking the beautiful sea bay, this carefully chosen plot for Novi Home is just a few minutes away from the city center. The elevation of the plot and its position on the quarry cliff assures the undistracted sea view for the Novi Home dwellers for many years to come. The extraordinary view from the property and new living and ecological standards set the Novi Home apart from other developments available in Novigrad. Furthermore, the natural environment, architectural concept and functionality, amenities such as private roof tops and swimming pools guarantee a new living standard and relaxation to the residents of Novi home.

The development consists of 24 apartments set in 6 beautifully designed villas and 6 semi detached luxurious houses. Altogether, this is 30 separate and private units set in 9 modern and urban villas.

First row villas, closest to the sea, consist of two semidetached houses each with its own garden, swimming pool and a roof top.

The second and third row villas consist of four apartments, two on the ground floor and two on the first floor.

Each of the ground floor apartments has a swimming pool and garden whereas the first-floor flats have spatial roof tops overlooking the bay.



NOVI HOME

NOVIGRAD

LOCATION

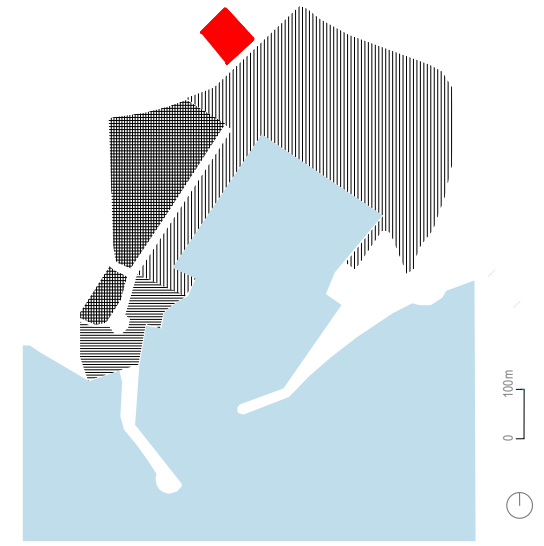
Novigrad, a picturesque old town with beautiful beaches, is a drive-to destination for most Europeans. Pula International Airport is just a 45-minute car ride away. Novigrad is situated in Istria, the westernmost part of Croatia. The surrounding area is famous for its great restaurants, special olive oil and exquisite wine. The city of Novigrad has a population of 4.345 inhabitants and around 1.200.000 inbound tourist nights every year. Mild Mediterranean climate secures pleasant weather throughout the year, making Novigrad a great destination for a second home or to visit outside of summer season.

The plot is situated just 200 m from the sea, 5 minutes from the city center by car or 10 minutes by bicycle. The beautiful beaches are just 4-10 minutes away. The biggest grocery store is just 3 minutes away. Istralandia, the most famous aquapark in this region is right here in Novigrad. Currently the boat marina is situated in the city center. However, a new development, located in the area of the old quarry, of a hotel complex with a boat marina is planned below the Novi Home plot. The old quarry development is 30 m lower than the Novi Home plot and therefore nothing will ever block the marvelous view from your future



FUTURE QUARRY DEVELOPEMENT PLAN / LAND USE

- NOVI HOME** 
- WATER SPORTS CENTER** 
- TOURISM FACILITIES**
(hotel / tourist villas) 
- PORT OF NAUTICAL TOURISM** 



NOVI HOME

NOVIGRAD

ARCHITECTURE&QUALITY

The architecture of Novi Home combines the materials typical of its micro location and current eco trends in the building industry. The functionality and comfort of each flat has been thought through thoroughly, whether used as a second home or a vacation spot.

As investors, we care about the environment. Therefore the façade and the roof will be efficiently insulated according to highest standards and floor-to-ceiling windows will be triple glazed increasing the passiveness of the house. Furthermore, the system for monitoring energy consumption of the flat will be installed.

We care about the quality too. Only first-class finishes will be installed - ceramics, parquet, doors, windows etc. These materials are carefully chosen from the factories and their design and production process is audited with our partners from the industry.

We care about the quality of living as well. Flats are designed bearing in mind the wellbeing of its users. Our design team is dedicated to providing the best spatial solutions that insure lots of light, pleasant microclimate with natural ventilation and amazing views of the surroundings.



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PROJECT STATUS&ECONOMICS

The land is acquired by the investor
The construction of Novi Home is scheduled to start in spring 2021.
The homes will be delivered in the beginning of 2022.

These individual properties are envisioned either as second home properties or vacation spots with the possibility to lease them for a certain period during the summer season. One could expect ROI between 8-15 years depending on the amount of personal use during the summer season.

The price range for a flat, depending on its size and position is between 170.000 - 410.000 EUR. This price includes

1. a garden with a swimming pool, covered outside storage and a parking lot for a ground floor flat or
2. a roof top terrace, covered outside storage and a parking lot for a first floor flat

The price for a house depending on its size and position is between 400.000 - 500.000 EUR gross. This price includes a garden with swimming pool, roof top terrace, covered outside storage and a parking lot.

Payment model:

- 10% booking fee upon contract signing
- 50% after core and shell phase completed
- 40% upon home delivery

We offer a pay-per service to design and completely furnish the interior with eco-friendly and highest quality furniture on the owner's request, helping avoid the hassle of furnishing a property in a foreign country. We provide better value for money with our tailor-made service.

*The investor reserves the right to change the price of the house or flat and the right to change the payment model at any time.



NOVI HOME

NOVIGRAD

MASTERPLAN

- ZONE I.**
4 UNIT APARTAMENT BUILDINGS
2 ground floor units with swimming pool each
2 first floor units with roof terrace
- ZONE II.**
4 UNIT APARTAMENT BUILDINGS
2 ground floor units with swimming pool each
2 first floor units with roof terrace
- ZONE III.**
2 UNIT APARTAMENT BUILDINGS
2 ground floor + first floor units
with swimming pool each and first floor terrace



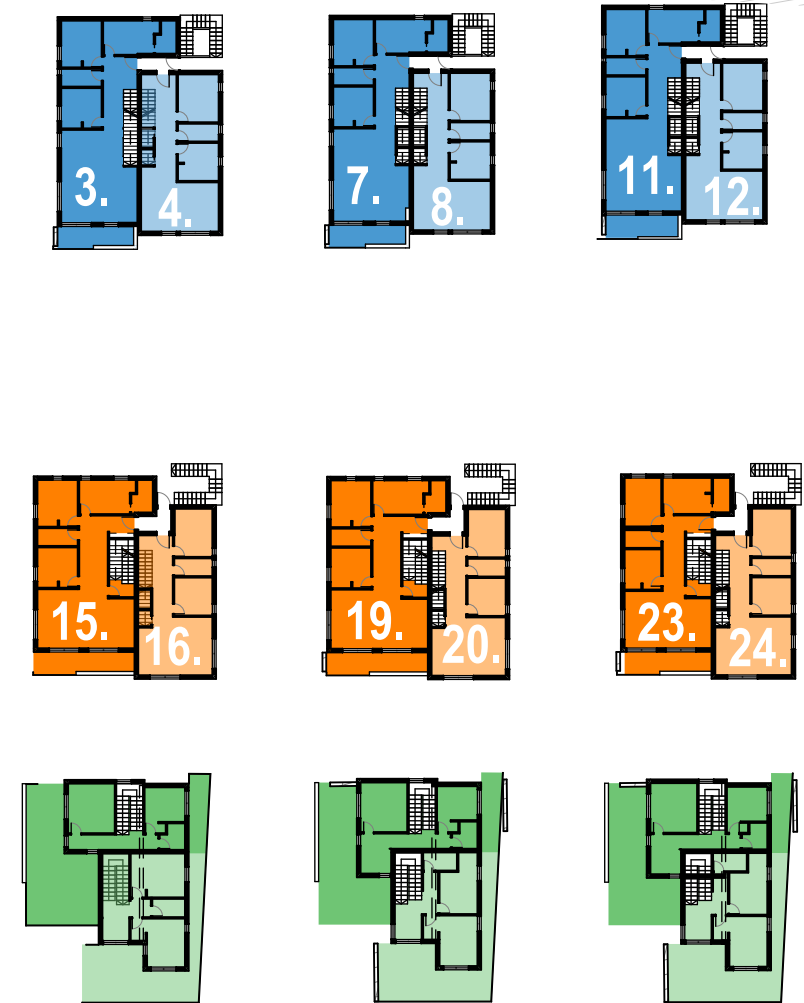
UNIT COUNT

UNIT N°	NET AREA	GARDEN	ROOFTOP+ BALCONY
Unit 1	66,2 m ²	88,0 m ²	
Unit 2	62,1 m ²	108,0 m ²	
Unit 3	101,9 m ²		70,7 m ²
Unit 4	75,5 m ²		70,0 m ²
Unit 5	66,2 m ²	88,0 m ²	
Unit 6	62,1 m ²	108,0 m ²	
Unit 7	101,9 m ²		70,7 m ²
Unit 8	75,5 m ²		70,0 m ²
Unit 9	66,2 m ²	88,0 m ²	
Unit 10	62,1 m ²	108,0 m ²	
Unit 11	101,9 m ²		70,7 m ²
Unit 12	75,5 m ²		70,0 m ²
Unit 13	77,7 m ²	98,0 m ²	
Unit 14	66,6 m ²	108,3 m ²	
Unit 15	104,7 m ²		73,2 m ²
Unit 16	71,3 m ²		40,0 m ²
Unit 17	77,7 m ²	98,0 m ²	
Unit 18	66,6 m ²	108,3 m ²	
Unit 19	104,7 m ²		73,2 m ²
Unit 20	71,3 m ²		40,0 m ²
Unit 21	77,7 m ²	98,0 m ²	
Unit 22	66,6 m ²	108,3 m ²	
Unit 23	104,7 m ²		73,2 m ²
Unit 24	71,3 m ²		40,0 m ²
Unit 25	121,7 m ²	164,1 m ²	43,3 m ²
Unit 26	115,9 m ²	148,0 m ²	58,1 m ²
Unit 27	121,7 m ²	164,1 m ²	43,3 m ²
Unit 28	115,9 m ²	148,0 m ²	58,1 m ²
Unit 29	121,7 m ²	164,1 m ²	43,3 m ²
Unit 30	115,9 m ²	148,0 m ²	58,1 m ²

GROUND FLOOR



FIRST FLOOR



ZONE I.

3 APARTMENT BUILDINGS
2 ground floor units each with swimming pool
2 first floor units each with roof terrace



NOVI HOME

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ZONE I.

GROUND FLOOR UNIT 01

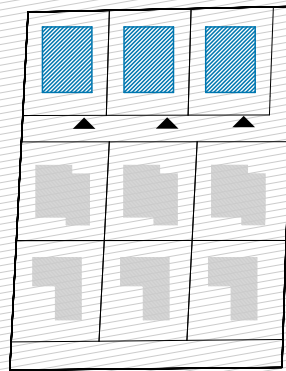
NET INTERNAL AREA: 66,2 m²

EXTERNAL AREA: garden 88,0 m²

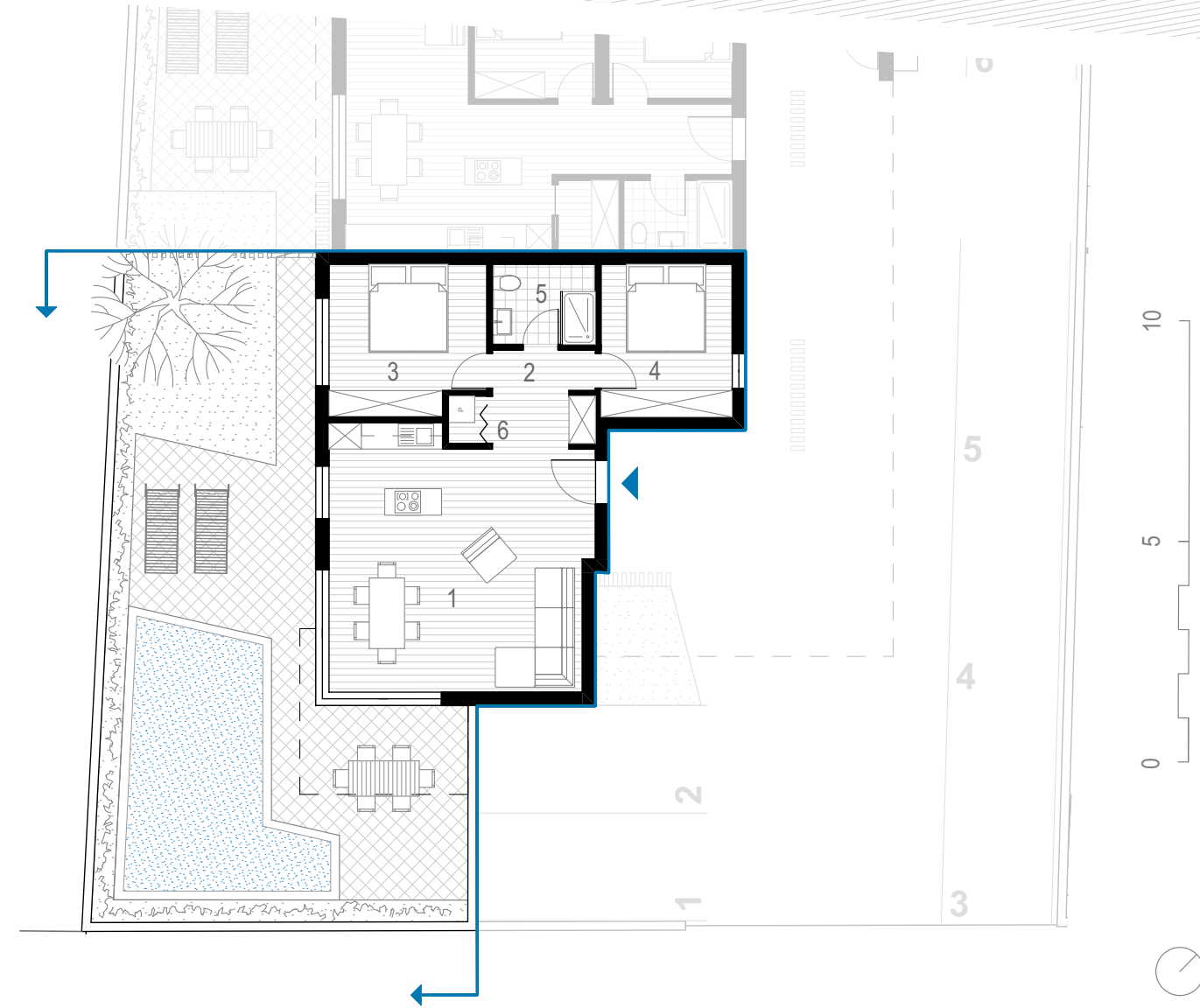
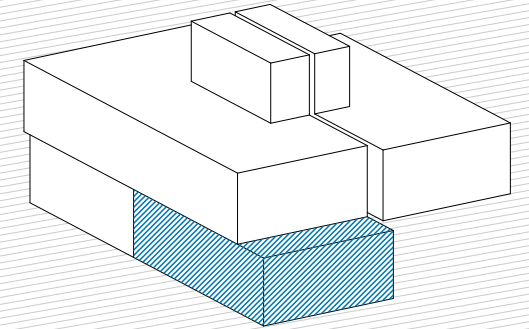
parking space 1

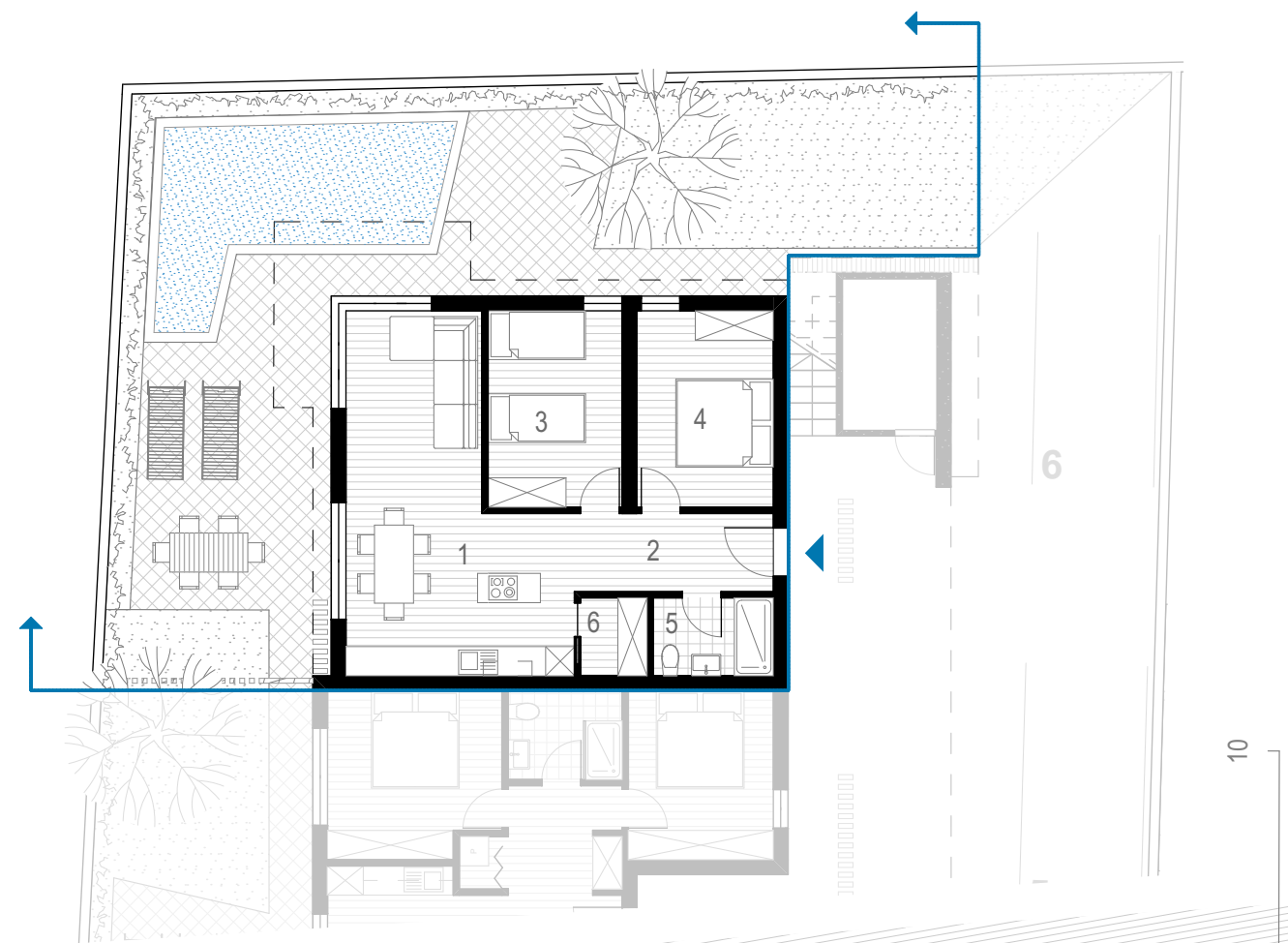
swimming pool 24 m²

shared storage space 6 m²



- 1 family room 33,1 m²
- 2 hall / utility 8,0 m²
- 3 bedroom 1 10,5 m²
- 4 bedroom 2 10,3 m²
- 5 bath 4,3 m²





ZONE I.

GROUND FLOOR UNIT 02

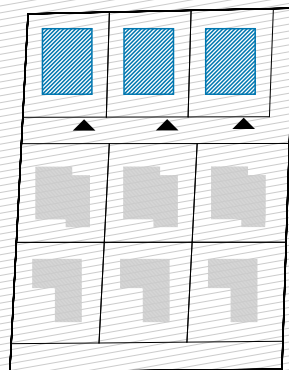
NET INTERNAL AREA: 62,1 m²

EXTERNAL AREA: garden 108,0 m²

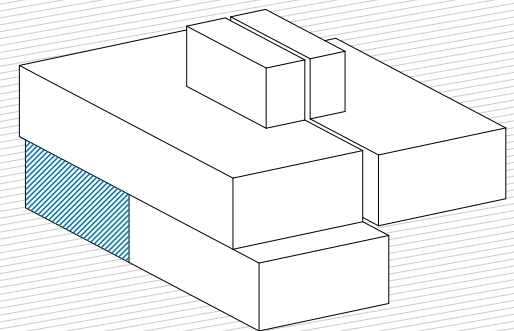
parking space 1

swimming pool 24 m²

shared storage space 6 m²



1	family room	27,2 m ²
2	hall	6,5 m ²
3	bedroom 1	11,0 m ²
4	bedroom 2	11,3 m ²
5	bath	3,9 m ²
6	utility	2,2 m ²





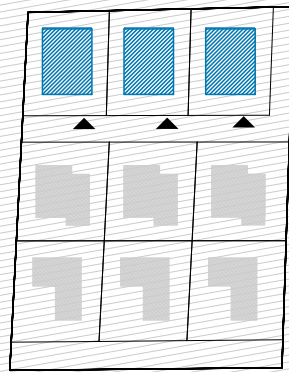
ZONE I.

FIRST FLOOR UNIT 03

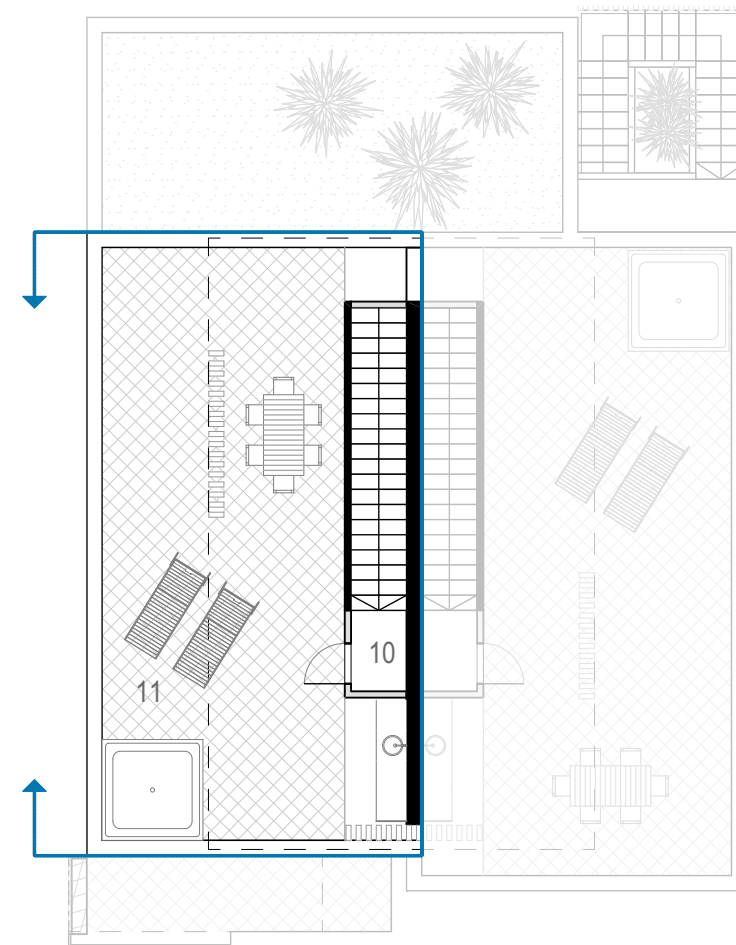
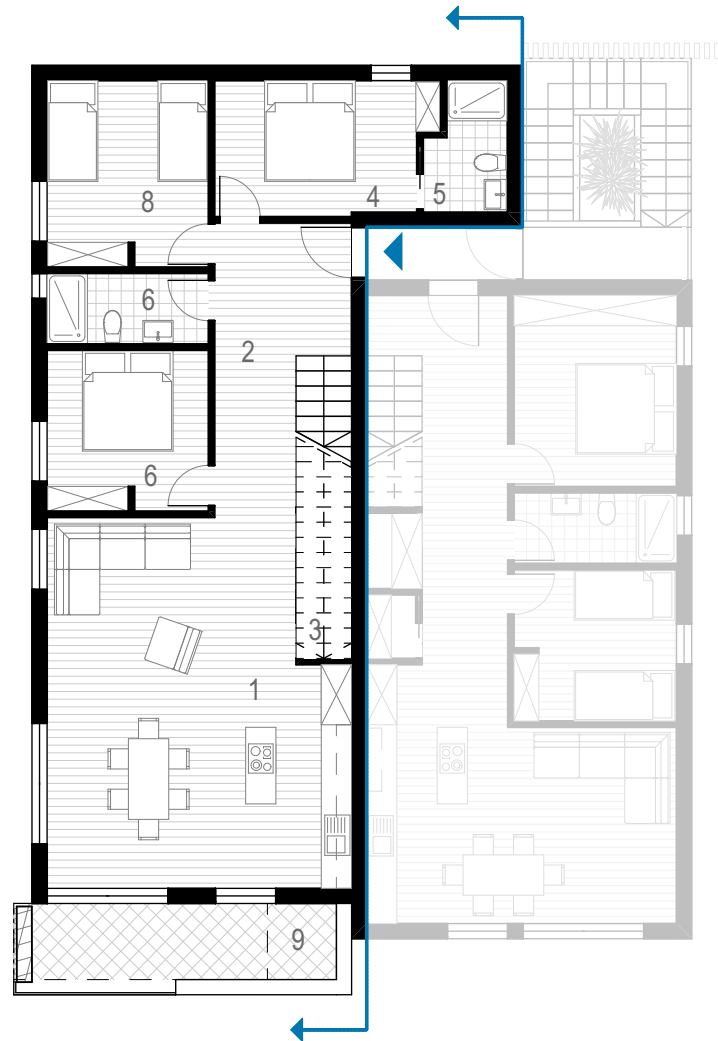
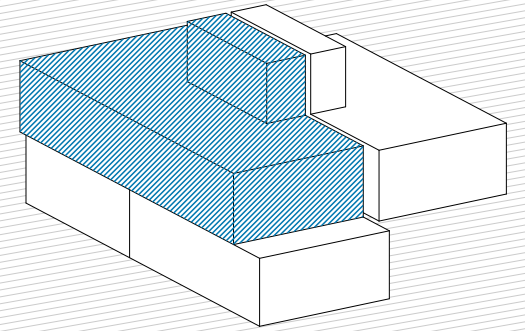
NET INTERNAL AREA: 101,9 m²

EXTERNAL AREA: roof terrace 61,0 m²
balcony 9,7 m²

parking space 1
shared storage space 6 m²



1	family room	41,1 m ²
2	hall	15,6 m ²
3	utility	2,8 m ²
4	master bedroom	11,0 m ²
5	master bath	3,9 m ²
6	bedroom 2	10,3 m ²
7	bath	4,5 m ²
8	bedroom 3	10,9 m ²
9	balcony	9,7 m ²
10	landing	1,8 m ²
11	roof terrace	61,0 m ²



10
5
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ZONE I.

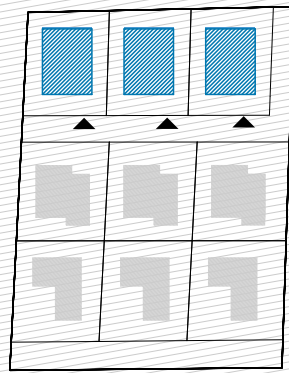
FIRST FLOOR UNIT 04

NET INTERNAL AREA: 75,5 m²

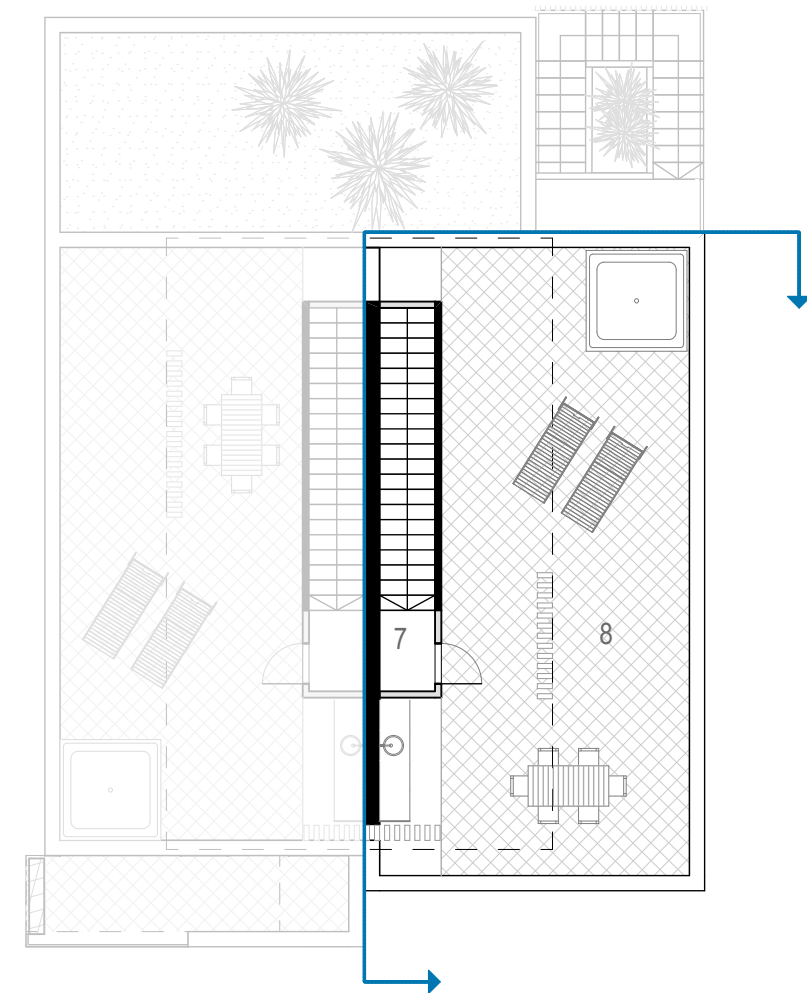
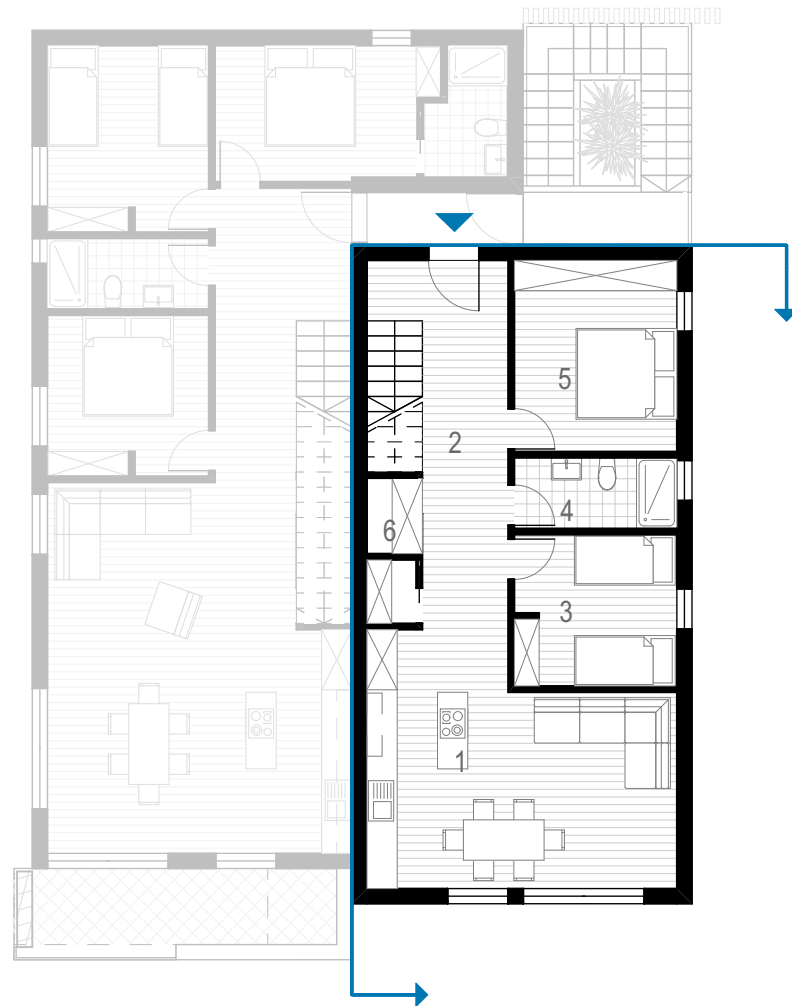
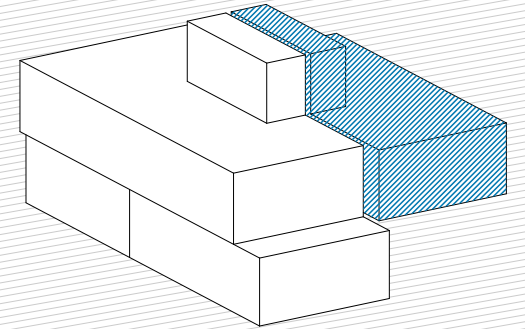
EXTERNAL AREA: roof terrace 70,0 m²

parking space 1

shared storage space 6 m²



- | | | |
|---|--------------|---------------------|
| 1 | family room | 27,4 m ² |
| 2 | hall | 17,1 m ² |
| 3 | bedroom 1 | 9,7 m ² |
| 4 | bath | 4,5 m ² |
| 5 | bedroom 2 | 12,2 m ² |
| 6 | utility | 2,8 m ² |
| 7 | landing | 1,8 m ² |
| 8 | roof terrace | 70,0 m ² |



10
5
0



ZONE II.

3 APARTMENT BUILDINGS

2 ground floor units each with swimming pools

2 first floor units each with roof terrace



NOVI HOME

NOVI GRAD

ZONE II.

FIRST FLOOR UNIT 01

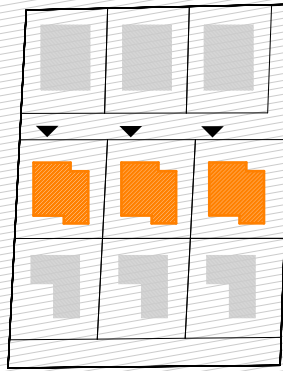
NET INTERNAL AREA: 77,7 m²

EXTERNAL AREA: garden 98,0 m²

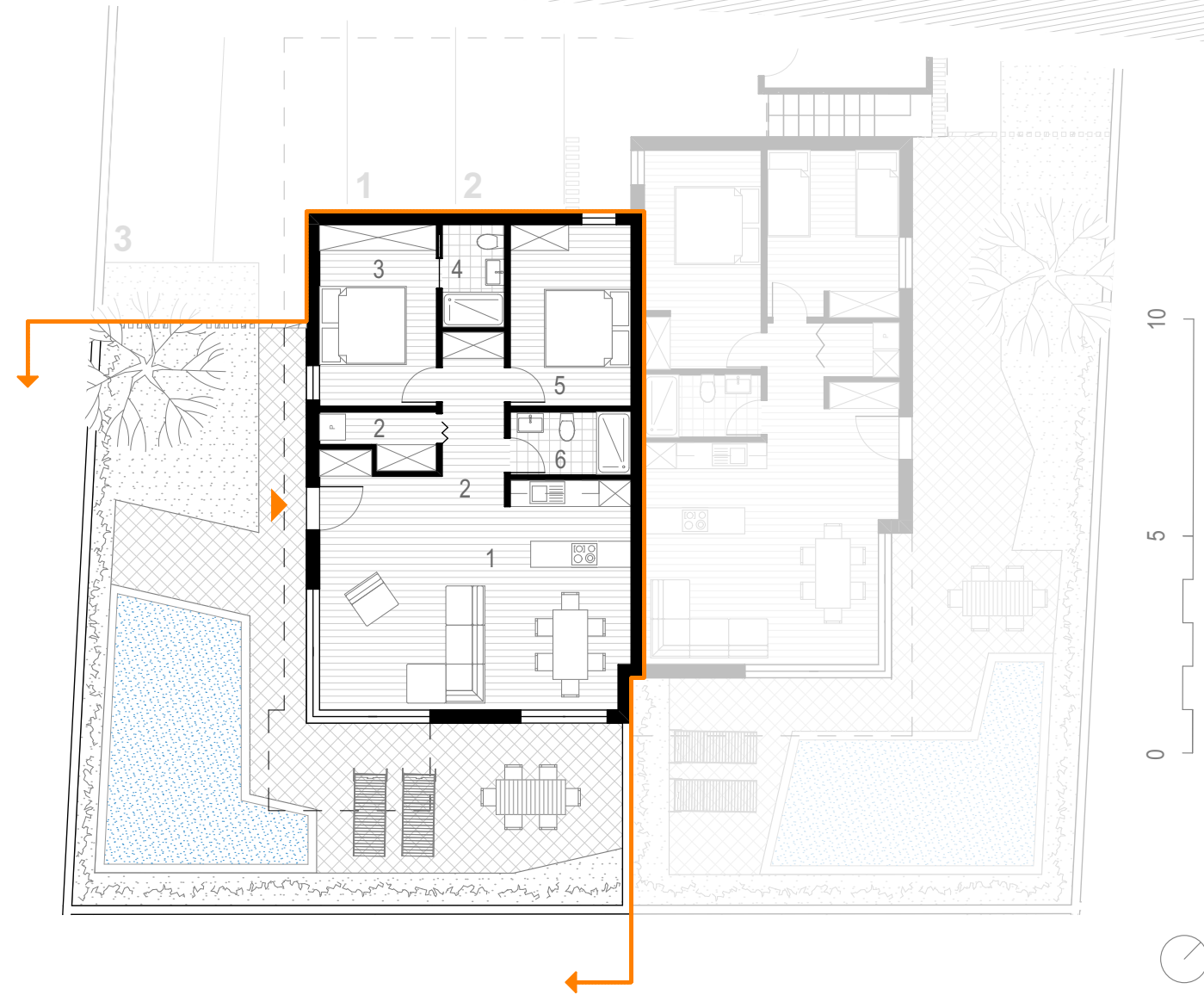
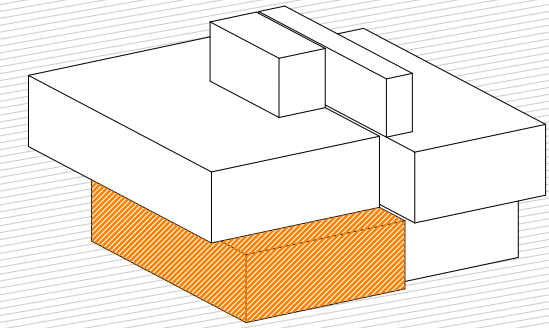
parking space 1

swimming pool 24 m²

shared storage space 7 m²



- 1 family room 35,3 m²
- 2 hall/ utility 11,9 m²
- 3 bedroom 1 11,3 m²
- 4 bath 1 3,4 m²
- 5 bedroom 2 11,3 m²
- 6 bath 2 4,5 m²



ZONE II.

FIRST FLOOR UNIT 02

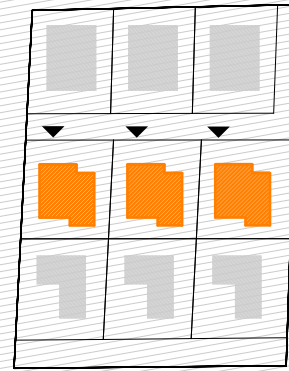
NET INTERNAL AREA: 66,6 m²

EXTERNAL AREA: garden 108,3 m²

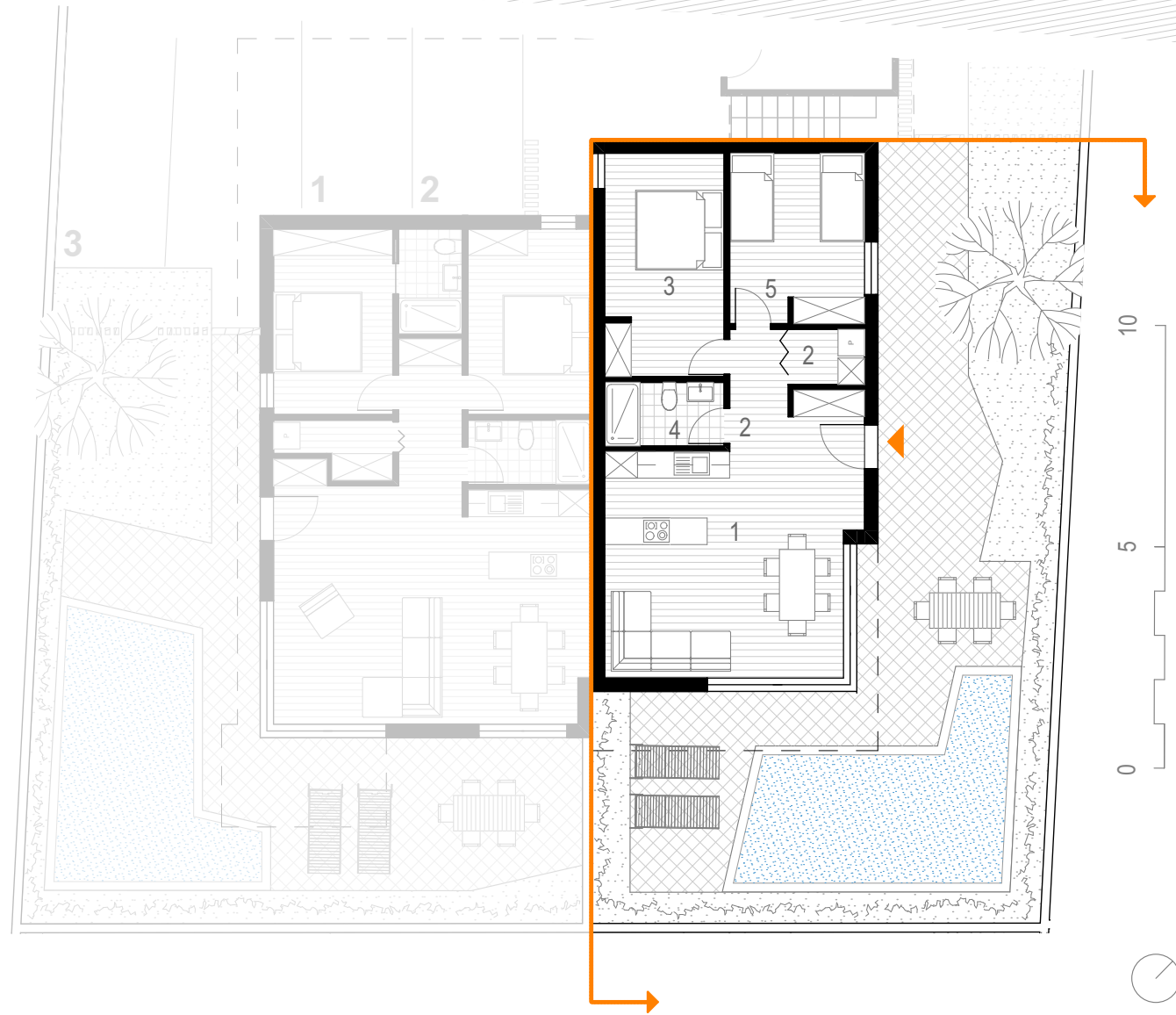
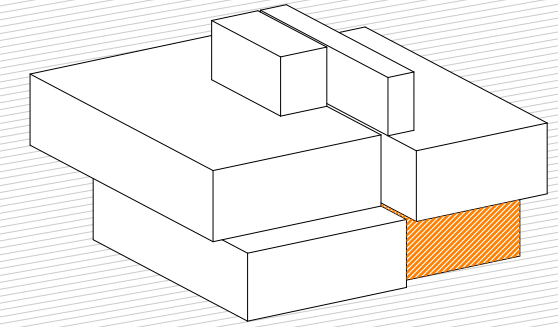
parking space 1

swimming pool 24 m²

shared storage space 7 m²



- 1 family room 28,5 m²
- 2 hall/ utility 8,4 m²
- 3 bedroom 1 13,6 m²
- 4 bath 3,9 m²
- 5 bedroom 2 12,2 m²

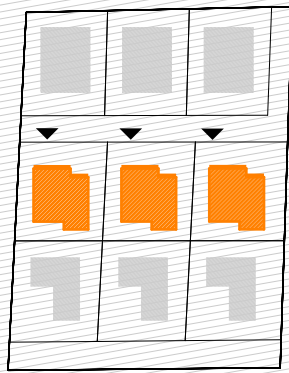




ZONE II.

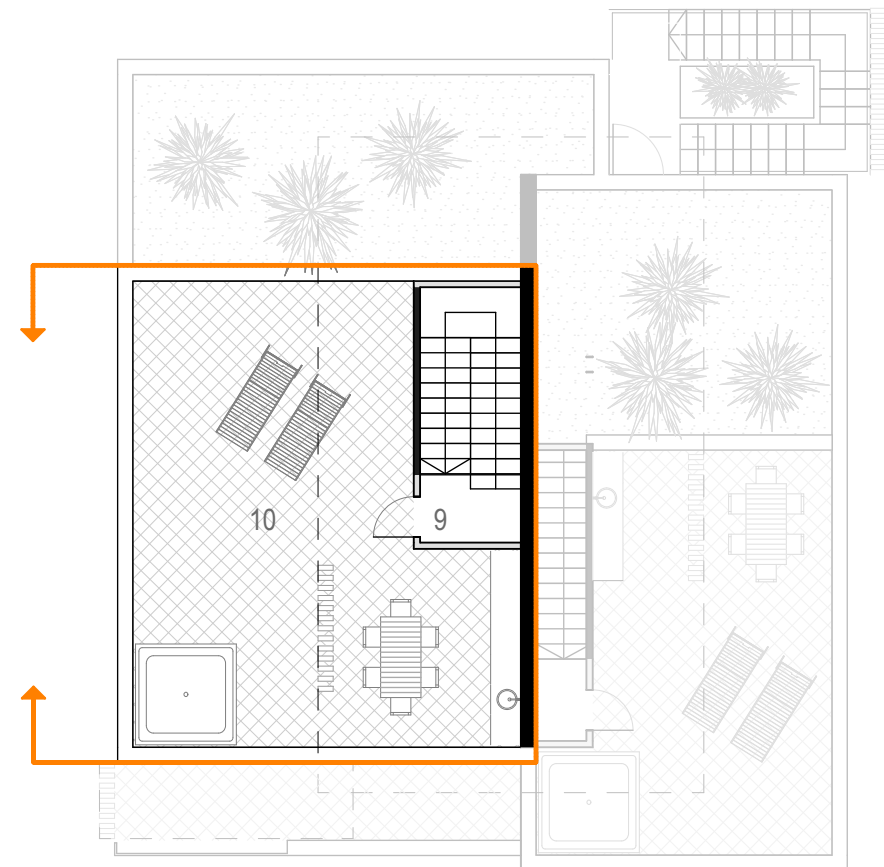
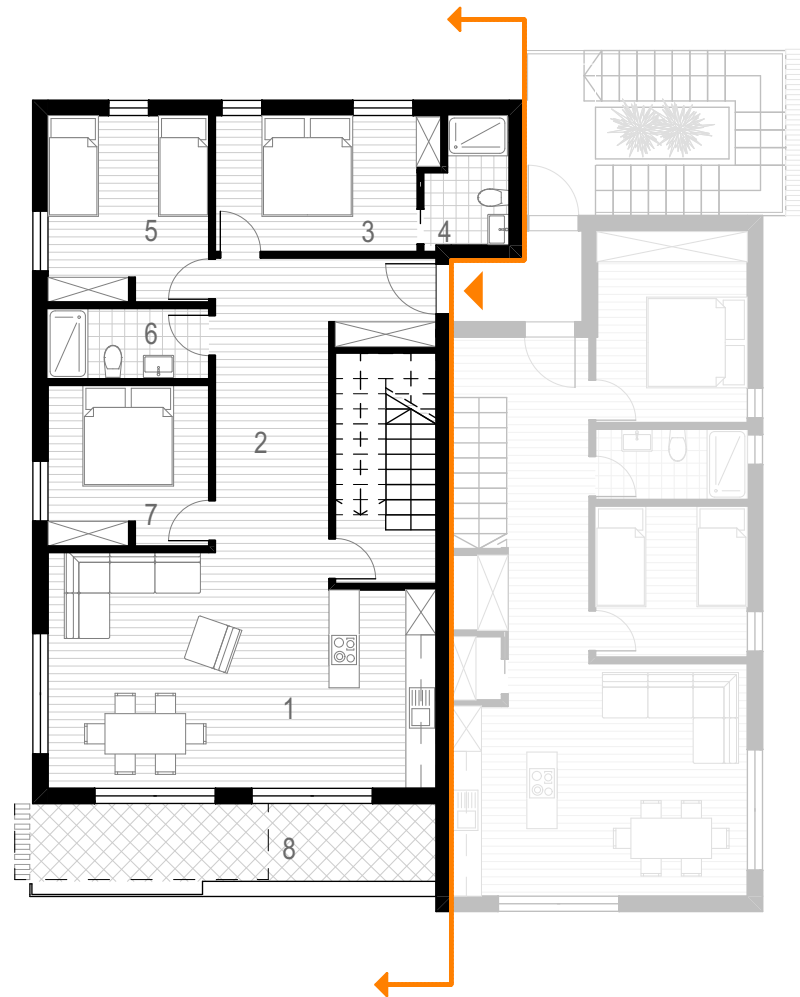
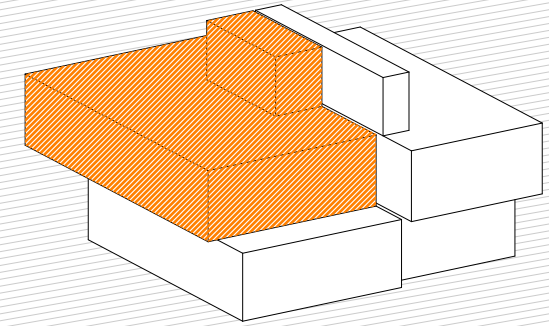
FIRST FLOOR UNIT 03

NET INTERNAL AREA: 104,7 m²
EXTERNAL AREA: roof terrace 60,0 m²
 balcony 13,2 m²
parking space 1
shared storage space 7 m²



- 1 family room 34,5 m²
- 2 hall/ utility 25,8 m²
- 3 master bedroom 11,2 m²
- 4 master bath 4,1 m²
- 5 bedroom 1 11,8 m²
- 6 bath 4,5 m²
- 7 bedroom 2 10,1 m²
- 8 balcony 13,2 m²

- 9 landing 2,7 m²
- 10 roof terrace 60,0 m²



ZONE II.

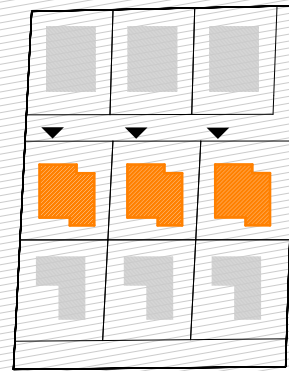
FIRST FLOOR UNIT 04

NET INTERNAL AREA: 71,3 m²

EXTERNAL AREA: roof terrace 40,0 m²

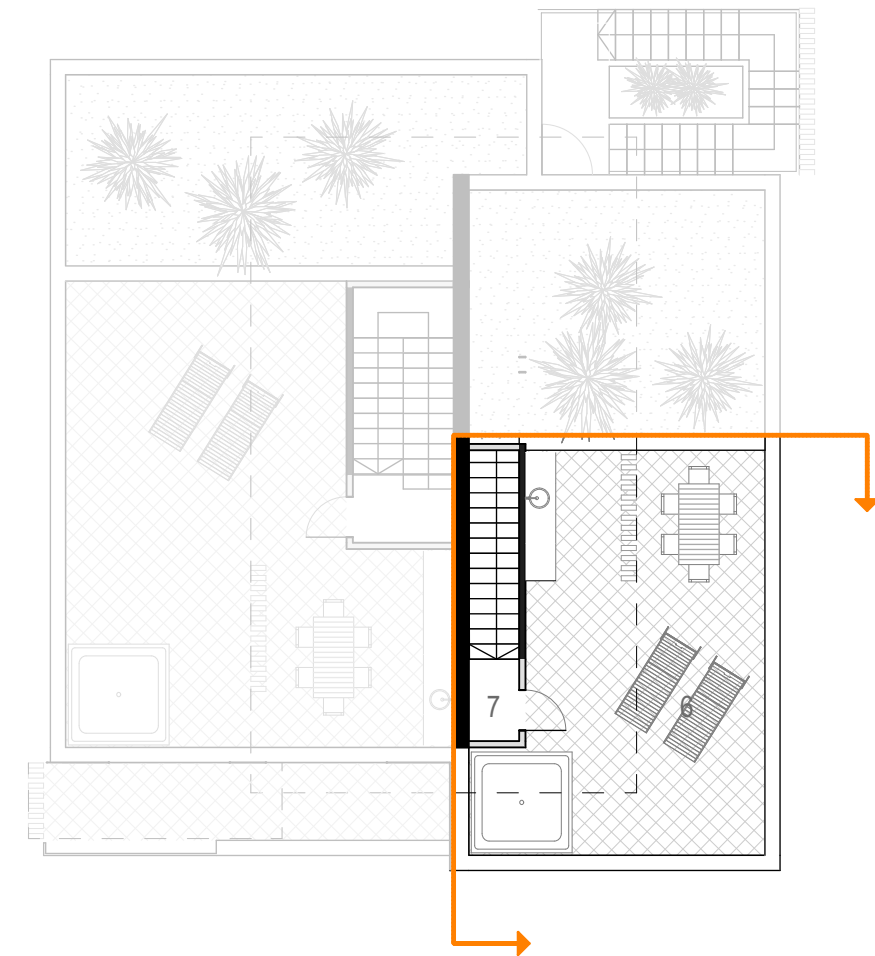
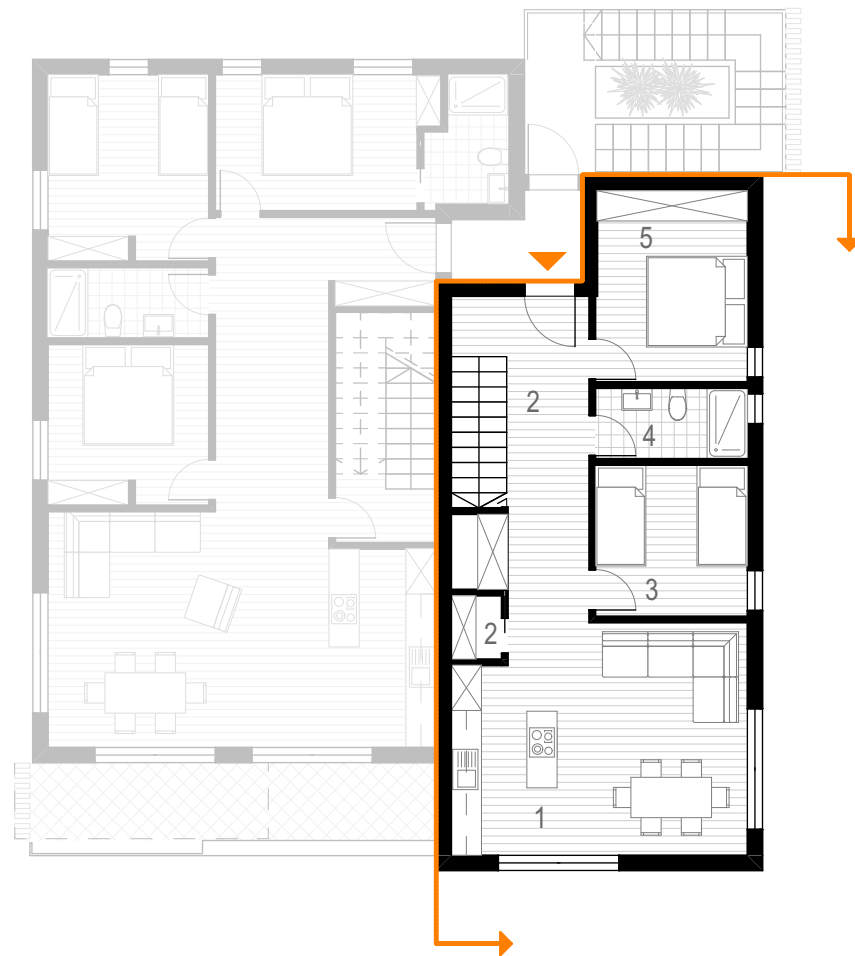
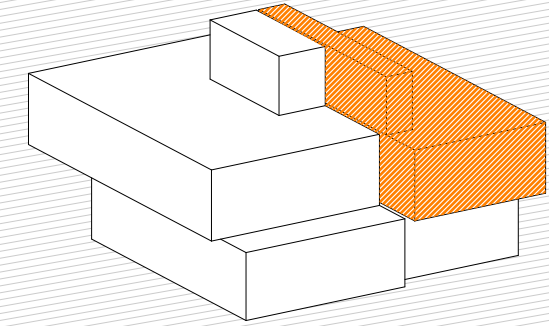
parking space 1

shared storage space 7 m²



- 1 family room 26,2 m²
- 2 hall / utility 18,7 m²
- 3 bedroom 1 9,0 m²
- 4 bath 4,2 m²
- 5 bedroom 2 11,3 m²

- 6 landing 1,9 m²
- 7 roof terrace 40,0 m²



ZONE III.

3 APARTMENT BUILDINGS

2 ground floor + first floor units

with swimming pool and first floor terrace each

NOVI HOME

NOVICRAD



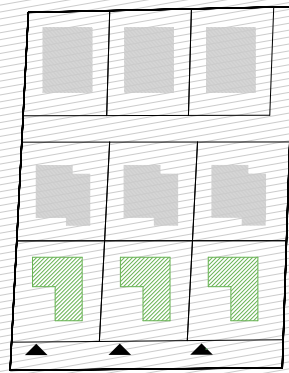
ZONE III.

GROUND FLOOR + FIRST FLOOR UNIT 01

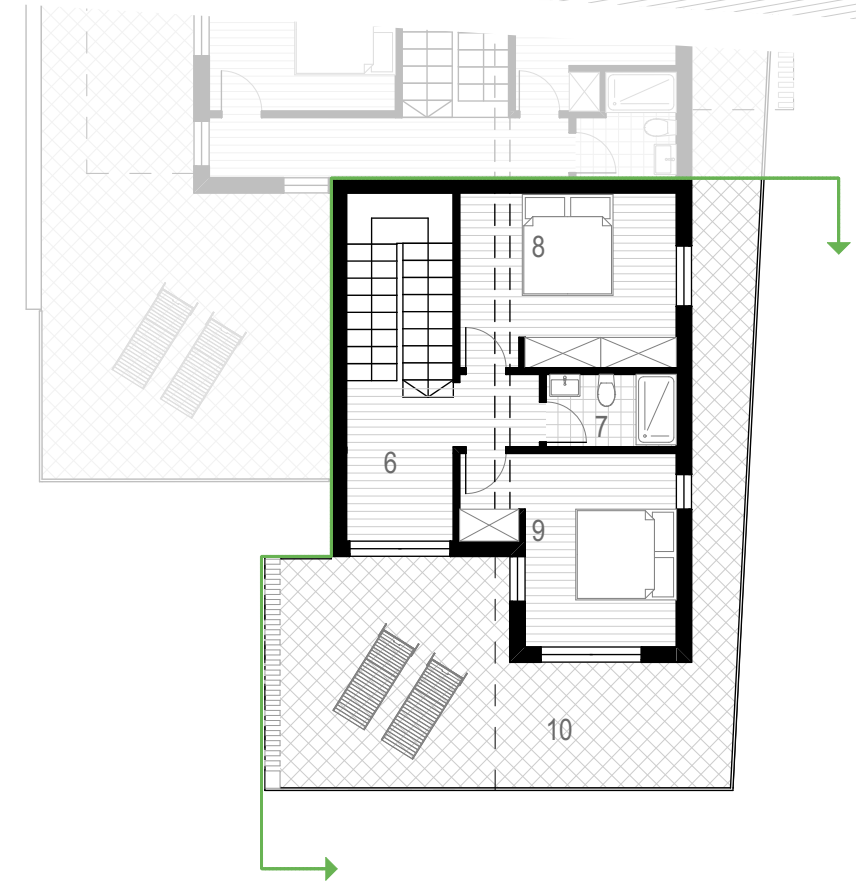
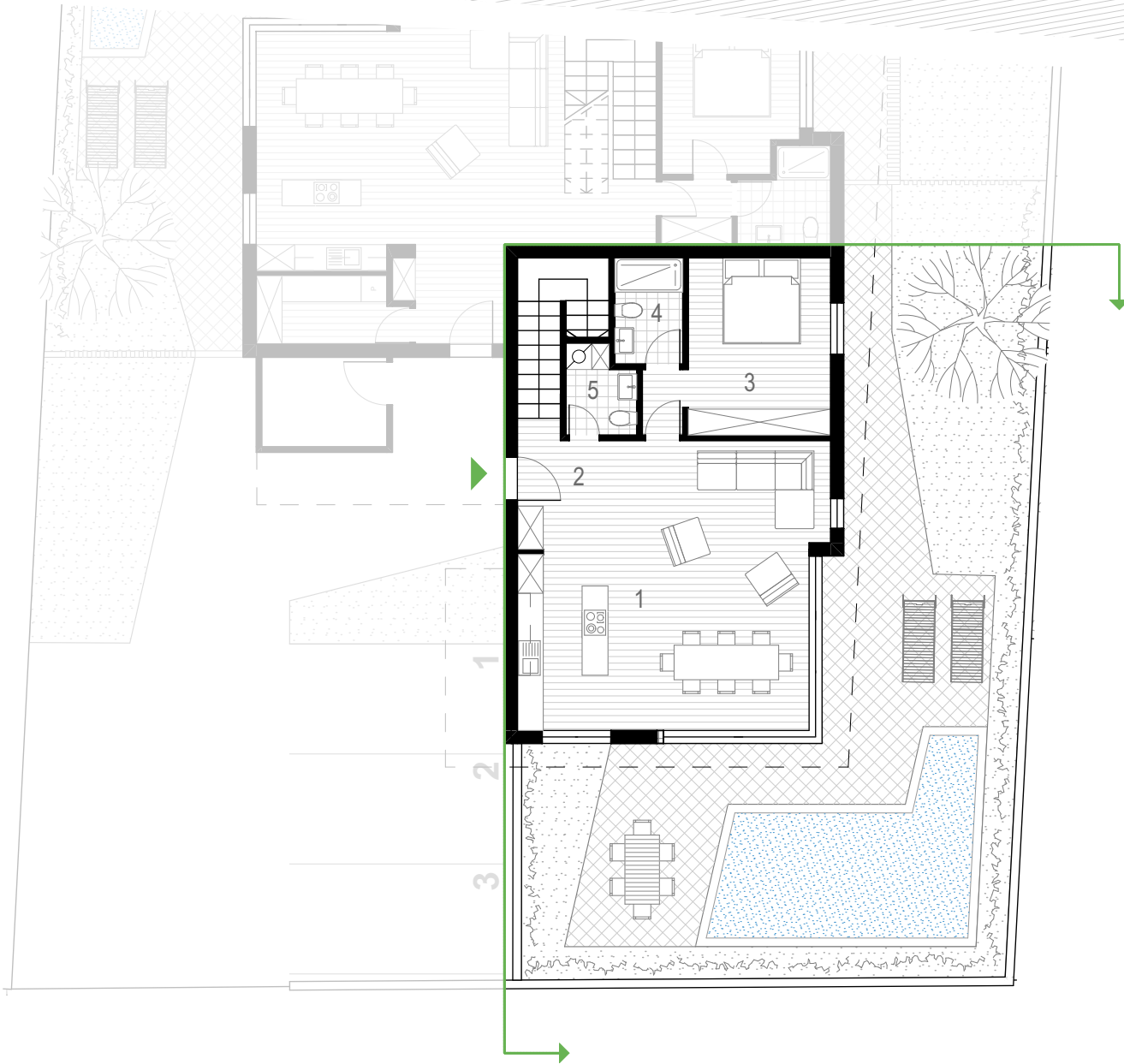
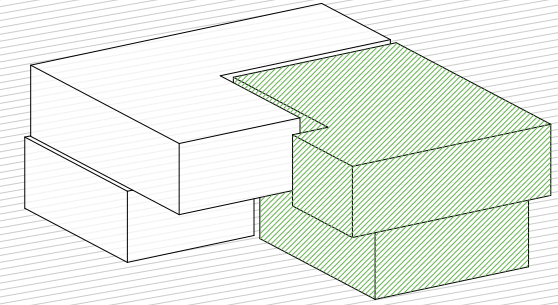
NET INTERNAL AREA: 121,7 m²

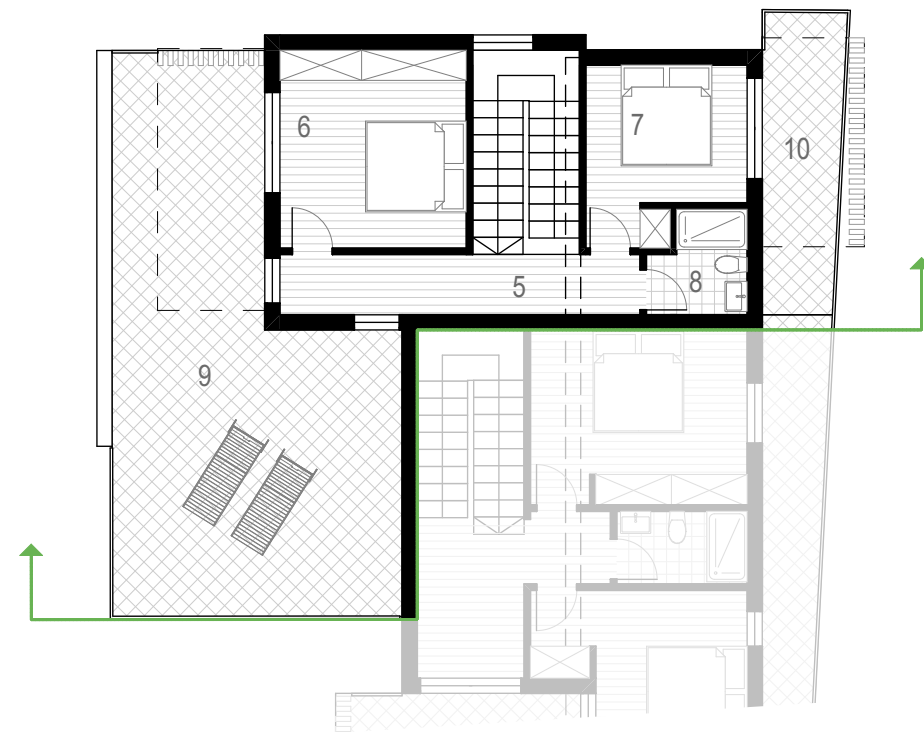
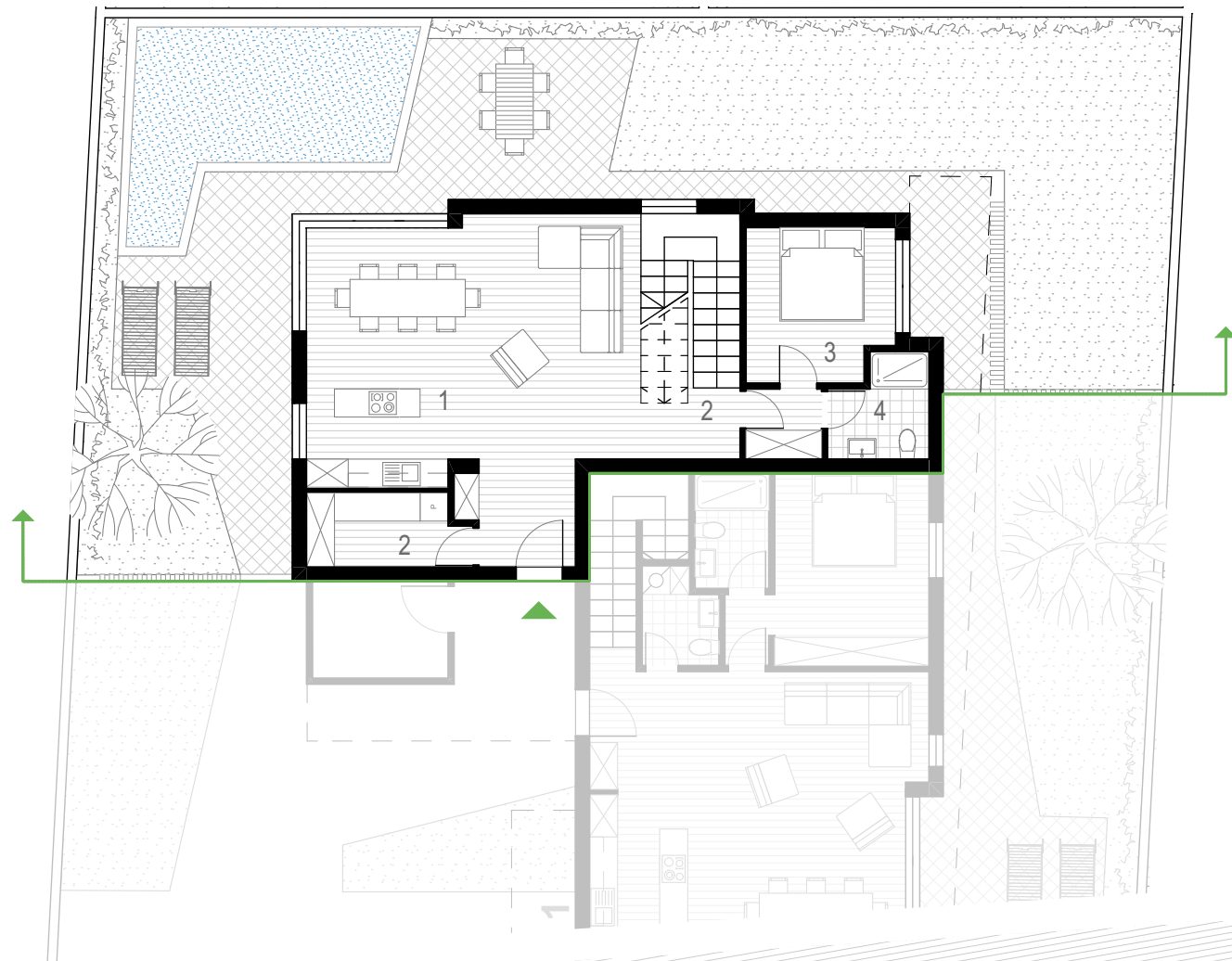
EXTERNAL AREA: garden 164,1 m²
balcony 43,3 m²

parking space 1
swimming pool 24 m²
storage space 3 m²



- | | | |
|----|----------------|---------------------|
| 1 | family room | 44,8 m ² |
| 2 | hall / utility | 12,8 m ² |
| 3 | master bedroom | 15,6 m ² |
| 4 | master bath | 3,9 m ² |
| 5 | toilet | 3,1 m ² |
| 6 | landing | 9,0 m ² |
| 7 | bath | 3,7 m ² |
| 8 | bedroom 1 | 14,9 m ² |
| 9 | bedroom 2 | 13,9 m ² |
| 10 | balcony | 43,3 m ² |





ZONE III.

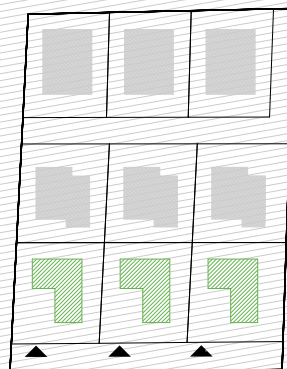
GROUND FLOOR + FIRST FLOOR UNIT 02

NET INTERNAL AREA: 115,9 m²

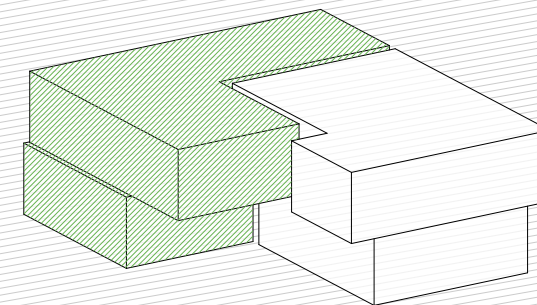
EXTERNAL AREA: garden 148,0 m²

balcony 58,1 m²

parking space 1
swimming pool 24 m²
storage space 3 m²



1 family room	35,2 m ²
2 hall / utility	27,5 m ²
3 bedroom 1	11,1 m ²
4 bath 1	4,3 m ²
5 landing	8,5 m ²
6 bedroom 2	14,4 m ²
7 bedroom 3	11,2 m ²
8 bath 2	3,7 m ²
9 balcony 1	48,5 m ²
10 balcony 2	9,6 m ²



10
5
0



