



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

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|                                   |                      |
|-----------------------------------|----------------------|
| <b>Code :</b>                     | 01917                |
| <b>Location :</b>                 | Novigrad             |
| <b>Building size :</b>            | 78.07 m <sup>2</sup> |
| <b>Lot size :</b>                 | 0 m <sup>2</sup>     |
| <b>Distance from center :</b>     | 1000 m               |
| <b>Distance from sea :</b>        | 700 m                |
| <b>Floor :</b>                    | 2                    |
| <b>Number of rooms :</b>          | 3                    |
| <b>Number of bedrooms :</b>       | 2                    |
| <b>Number of bathrooms :</b>      | 1                    |
| <b>Number of toilets :</b>        | 1                    |
| <b>Parking :</b>                  | Yes                  |
| <b>Electric heating :</b>         | Yes                  |
| <b>Underfloor heating :</b>       | Yes                  |
| <b>Air conditioning heating :</b> | Yes                  |
| <b>Year of construction :</b>     | 2024                 |
| <b>Energy efficiency :</b>        | Not specified        |

**Price :** 330.000 €

Istria, Novigrad

Modern apartment for sale on the 2st floor of a residential building with a total of 8 apartments.

The residential building is located in an extremely attractive location in Novigrad, only 700m from the first beaches and the yacht marina, and 1000m from the center.

The apartment consists of an entrance hall, a toilet, two bedrooms, a bathroom, a kitchen with a dining room and a living room with an exit to the terrace.

Heating and cooling is via inverter air conditioning in all rooms, and electric underfloor heating is installed in the bathroom.

The apartment has one parking space in front of the building.

Top quality PVC carpentry with aluminum blinds, burglar-proof and fire-proof entrance doors, first-class floor coverings throughout the apartment, and top-quality sanitary ware and a built-in cistern will be installed.

The building will have a facade thermal insulation of 10 cm.

Estimated end of spring 2025.

No real estate tax is payable on the purchase of this property because the seller is in the VAT system.

This apartment is an ideal solution to the housing issue or as an investment for tourist purposes.