



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

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<b>Code :</b>	01919
<b>Location :</b>	Novigrad
<b>Building size :</b>	123.37 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>	Ground floor
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Swimming pool :</b>	Yes
<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 :** 525.000 €

Istria, Novigrad

A luxury apartment is for sale on the ground 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 marina, and 1000m from the center.

The apartment consists of a hallway, three bedrooms, one of which has its own bathroom, and another shared bathroom, a kitchen with a dining room and an open space living room with access to a covered terrace and a yard with a swimming pool.

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

The apartment has two parking spaces 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.

The pool has a skimmer system and is lined with premium foil.

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.