



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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<b>Code :</b>	02302
<b>Location :</b>	Novigrad
<b>Building size :</b>	123.63 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	100 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>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	Not specified

**Price :** 515.000 €

Istria, Novigrad

A luxurious apartment with a swimming pool is for sale, located on the ground floor of a modern residential building with a total of 8 apartments, in an exceptionally attractive location in Novigrad. The property is only 700 m from the nearest beaches and marina, and approximately 1000 m from the town center and all amenities.

The apartment features a functional and modern layout and consists of three bedrooms, one of which has its own en-suite bathroom, an additional shared bathroom, and a spacious open-plan living area combining the kitchen, dining area, and living room. From the living area, there is direct access to a covered terrace and a private garden with a swimming pool, perfect for relaxation and enjoying the warmer months.

Heating and cooling are provided via inverter air conditioning units in all rooms, while the bathrooms are equipped with electric underfloor heating, ensuring year-round comfort.

The apartment also includes two parking spaces in front of the building.

High-quality materials and modern equipment have been used throughout, including premium PVC joinery with aluminum shutters, security and fire-resistant entrance doors, first-class floor coverings, high-quality sanitary ware, and built-in cisterns. The building is equipped with a 10 cm thermal façade insulation. The swimming pool features a skimmer system and is lined with foil.

An additional advantage is that the buyer does not pay real estate transfer tax, as the seller is in the VAT system.



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This property is an excellent opportunity for comfortable living or as an investment for tourist rental, thanks to its attractive location and quality features.