



PARENTIUM PREMIUM
Real Estate

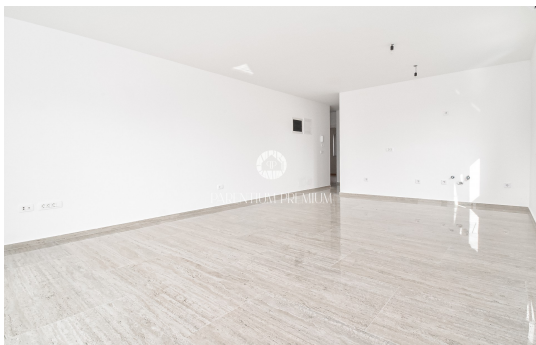
PARENTIUM REAL ESTATE

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Code :	02303
Location :	Novigrad
Building size :	78.07 m ²
Lot size :	0 m ²
Distance from center :	1000 m
Distance from sea :	700 m
Floor :	1
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	2
Parking :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2025
Energy efficiency :	Not specified

Price : 320.000 €

Istria, Novigrad

A modern and well-equipped apartment is for sale, located on the first floor of a newer residential building with a total of 8 units, in a highly sought-after location in Novigrad, just a few minutes' walk from the sea, beaches, and marina, and approximately 1000 m from the town center.

The apartment features a functional layout and a pleasant living atmosphere, consisting of an entrance hall, two comfortable bedrooms, two modern bathrooms, and a spacious open-plan living area combining the kitchen, dining area, and living room. The living area provides access to a covered and spacious terrace, ideal for enjoying throughout the year.

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

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

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

The buyer is exempt from real estate transfer tax, as the seller is in the VAT system.

Thanks to its excellent location, layout, and construction quality, this property represents an ideal opportunity for comfortable living as well as a secure investment.