



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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Code :	02460
Location :	Novigrad
Building size :	96 m2
Lot size :	0 m2
Distance from center :	500 m
Distance from sea :	100 m
Floor :	2
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	1
Seaview :	Yes
Parking :	Yes
Elevator :	Yes
Electric heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2014
Energy efficiency :	Not specified

Price : 395.000 €

In Novigrad, just 100 meters from the sea, a spacious two-level apartment of 96 m2 is for sale, featuring a balcony, a rooftop terrace, and a panoramic sea view. The apartment is located on the second floor of a quality residential building with an elevator, built in 2014, and is sold almost fully furnished and ready for use.

The lower level of the apartment consists of an entrance area and a spacious open-space living area that connects the living room, kitchen, and dining room. From the living room, there is access to a balcony with a sea view, perfect for daily relaxation outdoors. On the same level, there are two bedrooms and a bathroom, while internal stairs lead to the upper level.

The upper part of the apartment provides additional space that can be arranged as a third bedroom, an office, or a relaxation area, depending on the future owner's needs. From this room, there is access to a private rooftop terrace of 9 m2, offering a panoramic view of the sea and the old town core of Novigrad.

The apartment is equipped with a split air conditioning system for heating and cooling, and additional convenience is provided by the elevator in the building and a private parking space next to the building.

Main features

- * living area of 96 m2
- * only 100 m from the sea
- * sea view
- * two-level apartment
- * two bedrooms + possibility for a third



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- * balcony with sea view
- * private rooftop terrace of 9 m2
- * panoramic view of the sea and Novigrad
- * building with an elevator
- * private parking space
- * air conditioning for heating and cooling

A special advantage of this property is its attractive location in Novigrad, just a few steps from the sea, with easy access to the city center and all the amenities necessary for daily life.

The combination of proximity to the sea, sea view, rooftop terrace, elevator, and private parking space makes this apartment an excellent choice for year-round living or vacation, as well as an attractive investment for tourist rental in Novigrad.