



PARENTIUM PREMIUM
Real Estate

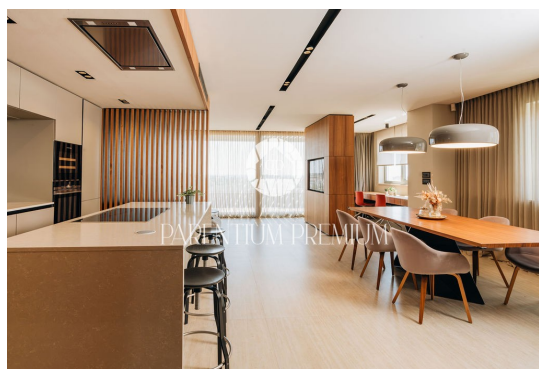
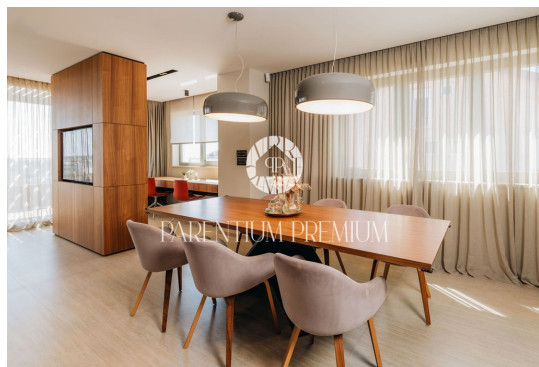
PARENTIUM PREMIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	02467
Location :	Novigrad
Building size :	120 m2
Lot size :	0 m2
Distance from center :	1000 m
Distance from sea :	600 m
Floor :	2
Number of floors :	2
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	2
Seaview :	Yes
Parking :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2017
Energy efficiency :	A+

Price : 599.000 €

In the residential part of Novigrad, a luxury furnished and fully equipped apartment with a sea view and spacious covered terrace is for sale. The apartment is located on the second and top floor of a modern residential building with only eight residential units, close to the sea, city center, and all amenities required for a comfortable year-round living.

The property stands out for its quality construction, designer interior, and carefully selected equipment from renowned manufacturers. Every detail, from the heating and cooling system to the kitchen, lighting, ceramics, and furniture, has been chosen with an emphasis on quality, aesthetics, and durability.

The central part of the apartment features a spacious open-space living area that combines the living room, dining area, and modern kitchen with an island. An impressive aluminum glass wall measuring 7.5 meters connects the interior with the large outdoor terrace and allows for plenty of natural light.

The terrace is one of the most attractive parts of the property. It is covered with a Soltec bioclimatic pergola with screen protection and integrated LED lighting, designed as an extension of the living space. It is equipped with a summer kitchen with a sink and gas grill, high-quality outdoor furniture, and provides an ideal space for outdoor living and socializing.

The apartment has two bedrooms and two bathrooms. One of the bedrooms has access to an additional enclosed terrace, which is equipped with thermal curtains and its own heating and cooling system, allowing for its use



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throughout the year. There is also a separate technical room and additional storage space.

Special attention has been paid to the heating and cooling system. A Mitsubishi Electric heat pump with underfloor heating and ceiling cooling has been installed, along with additional fan coils in the bedrooms. The apartment is also equipped with a Piazzetta fireplace, providing additional comfort and ambiance during the winter months.

The interior is further enhanced by large-format ceramics from Cotto d'Este Kerlite, walnut parquet and veneer, hidden filomuro doors, and well-designed bathrooms with sanitary equipment from Catalano, AXOR, and Bossini.

The Arrital AK-Project kitchen is custom-made, featuring a large kitchen island and quartz countertop, and is equipped with Siemens appliances, a Liebherr wine cooler, a Falmec hood, and Blanco and Franke elements.

The designer character of the apartment continues through carefully selected furniture and lighting from renowned manufacturers such as Flos, Artemide, B&B Italia, Bonaldo, Ditre Italia, Kettal, and La Palma.

Main features

luxury furnished and fully equipped apartment
second and top floor
building with only 8 residential units
sea view
2 bedrooms
2 bathrooms
large open-space living area
spacious terrace with bioclimatic pergola
summer kitchen and gas grill
additional enclosed terrace
Mitsubishi Electric heat pump
underfloor heating throughout the apartment
ceiling cooling
Piazzetta fireplace
designer kitchen and furniture
two private parking spaces, one of which is covered
fiber optic internet
alarm system and video surveillance
water softening system

The property includes two private parking spaces, one covered and one uncovered.

The apartment is located in an attractive residential area of Novigrad, near the sea, beaches, city center, as well as shopping, gastronomic, and recreational facilities. The location allows for a peaceful daily life with easy access to everything Novigrad has to offer.



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This is not a standard equipped holiday apartment, but a property where great attention has been paid to construction quality, technical systems, interior design, and equipment selection. The sea view, large terrace, top-notch equipment, and being on the last floor of the building make it an excellent choice for buyers looking for a luxurious apartment for year-round living or an exclusive vacation property in Novigrad.

The property has orderly documentation, a usage permit, and a subdivision plan, and the ownership is clean and unencumbered.