



PARENTIUM PREMIUM
Real Estate

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Vukovarska 19, 52440 Poreč

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Code :	02472
Location :	Novigrad
Building size :	75 m2
Lot size :	200 m2
Distance from center :	2500 m
Distance from sea :	2500 m
Floor :	Ground floor
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	1
Number of toilets :	1
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2026
Energy efficiency :	Not specified

Price : 360.000 €

In a quiet and pleasant location, just 2.5 km from the center of Novigrad, a modern ground floor apartment is for sale in a quality new building with only four residential units.

The apartment has 74.5 m² of usable space, a separate entrance, and a very functional and well-thought-out layout. It consists of an entrance hallway, two bedrooms, a bathroom, a separate toilet, a storage room, and a spacious and bright living room connected to the kitchen and dining area in an open concept.

From the living area, there is access to a covered terrace of 22 m² with a summer kitchen, additionally protected by a metal pergola. The terrace serves as a true extension of the living space and is an ideal place for relaxation, socializing, and enjoying the outdoors.

A special value of this property is the private garden area of as much as 200 m², which provides enough space for arranging a Mediterranean garden, relaxation and socializing areas, or other amenities according to the wishes of the future owner.

The apartment comes with two parking spaces and an additional storage room of 6 m².

During construction, emphasis was placed on quality, energy efficiency, and living comfort. The facade is planned to be 10 cm thick, and it features PVC exterior joinery equipped with shutters and mosquito nets. The apartment is equipped with air conditioning and underfloor heating, ensuring a



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comfortable temperature throughout the year.

The property is VAT registered, so the buyer does not pay property transfer tax.

The combination of quality new construction, a separate entrance, a large private garden, a covered terrace with a summer kitchen, and a small number of residential units makes this property an excellent choice for year-round living, a vacation in Istria, or an investment for tourist rental.

The peaceful location in close proximity to Novigrad, the sea, and all necessary amenities further enhances the attractiveness of this property.