



PARENTIUM PREMIUM  
*Real Estate*

## PARENTIUM PREMIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

mail: [office@parentium-realestate.com](mailto:office@parentium-realestate.com)

web: [www.parentium-realestate.com](http://www.parentium-realestate.com)

info: +385 99 21 46 917 | +385 98 99 46 041



|                                   |                    |
|-----------------------------------|--------------------|
| <b>Code :</b>                     | 02477              |
| <b>Location :</b>                 | Novigrad           |
| <b>Building size :</b>            | 75 m <sup>2</sup>  |
| <b>Lot size :</b>                 | 100 m <sup>2</sup> |
| <b>Distance from center :</b>     | 2500 m             |
| <b>Distance from sea :</b>        | 2500 m             |
| <b>Floor :</b>                    | Ground floor       |
| <b>Number of rooms :</b>          | 3                  |
| <b>Number of bedrooms :</b>       | 2                  |
| <b>Number of bathrooms :</b>      | 2                  |
| <b>Parking :</b>                  | Yes                |
| <b>Basement :</b>                 | Yes                |
| <b>Electric heating :</b>         | Yes                |
| <b>Underfloor heating :</b>       | Yes                |
| <b>Air conditioning heating :</b> | Yes                |
| <b>Year of construction :</b>     | 2027               |
| <b>Energy efficiency :</b>        | Not specified      |

Price : 325.000 €

In a quiet part of Novigrad, apartment B is for sale, located on the ground floor of a modern residential building with only four residential units.

The apartment has an area of 74.5 m<sup>2</sup> and a private separate entrance, providing future owners with additional privacy and the feeling of living in a smaller, more intimate building.

The functional layout includes an entrance hallway, two bedrooms, a bathroom, a separate toilet, a storage room, and a spacious living area that connects the living room, kitchen, and dining room.

From the living area, there is access to a spacious covered terrace with a metal pergola, ideal for outdoor living and socializing.

The apartment includes a private garden area of 100 m<sup>2</sup>, which offers enough space for garden arrangements, relaxation areas, and a children's corner. Ownership also includes an additional storage room of 6 m<sup>2</sup> and two parking spaces.

During construction, emphasis was placed on quality and comfort of living. The facade is planned to be 10 cm thick, and the exterior joinery is PVC equipped with shutters and insect screens. The apartment is equipped with air conditioning and underfloor heating, ensuring a pleasant temperature throughout the year.

The small number of apartments in the building, separate entrance, private garden, and two parking spaces make this property an excellent choice for year-round living, vacationing in Istria, or as an investment for tourist rental.