



PARENTIUM PREMIUM
Real Estate

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Code :	02478
Location :	Novigrad
Building size :	65 m ²
Lot size :	0 m ²
Distance from center :	2500 m
Distance from sea :	2500 m
Floor :	1
Number of floors :	1
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	2
Parking :	Yes
Basement :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2027
Energy efficiency :	Not specified

Price : 290.000 €

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

The apartment has 65.1 m² of usable space, and access is provided by a shared staircase used only by the two apartments on the first floor.

The functional layout includes an entrance hallway, two bedrooms, a bathroom, a separate WC, and a spacious living area that combines the living room, kitchen, and dining area in a modern open concept.

From the living area, there is access to a covered terrace, additionally protected on two sides, which offers a pleasant space for relaxation and outdoor living.

The apartment comes with one parking space and an external storage area of 6 m², providing additional storage space.

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

The small number of residential units, modern layout, covered terrace, and quiet location near Novigrad make this property an excellent choice for year-round living, a vacation in Istria, or an investment for tourist rental.