



PARENTIUM PREMIUM
Real Estate

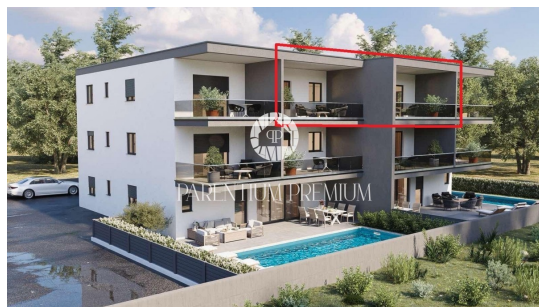
PARENTIUM PREMIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	02524
Location :	Novigrad
Building size :	91.81 m ²
Lot size :	0 m ²
Distance from center :	1000 m
Distance from sea :	700 m
Floor :	2
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	1
Seaview :	Yes
Parking :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2027
Energy efficiency :	Not specified

Price : 380.000 €

Istria, Novigrad

For sale is a luxurious apartment with a total area of 91.81 m², located on the 2nd floor of a modern residential building with a total of eight apartments, in an extremely attractive location in Novigrad. The property is just 700 m from the nearest beaches and marina and approximately 1,000 m from the city center and all essential amenities.

The investor has already built a building of the same type, which provides potential buyers with insight into the quality of construction, materials used, and finishing.

The apartment features a functional and contemporary layout, consisting of an entrance hallway, a separate toilet, two spacious bedrooms, one of which has its own dressing area while the other has access to a private terrace, a bathroom, and a large living area that combines the kitchen, dining room, and living room in an open space concept. There is access to another terrace from the living area, and both terraces offer a beautiful view of the city of Novigrad and the sea, which is a special advantage of this property.

Heating and cooling are provided through inverter air conditioning units (air-to-air heat pumps) in all rooms, while the bathroom is equipped with electric underfloor heating, ensuring a comfortable temperature year-round.

The apartment includes one parking space in front of the building.

Special attention was paid to the quality of materials and modern living standards during construction and furnishing. The installation of high-quality PVC joinery with aluminum shutters, anti-burglary and fire-resistant entrance



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doors, top-quality flooring, high-quality sanitary equipment, and built-in toilet tanks is planned. The building will have façade thermal insulation with a thickness of 10 cm.

The completion of the works is expected by July 1, 2027.

A special advantage of this property is that the buyer does not pay real estate transfer tax, as the seller is in the VAT system and the sale is subject to VAT calculation.

Thanks to its excellent location near the sea, modern architecture, quality furnishings, two terraces, and stunning sea views, this property represents an excellent choice for year-round living, vacationing, or investment in tourist rentals.