PARENTIUM PREMIUM REAL ESTATE
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Code :	02525
Location :	Novigrad
Building size :	78.07 m2
Lot size :	0 m2
Distance from center :	1000 m
Distance from sea :	700 m
Floor :	1
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	1
Number of toilets :	1
Parking :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2027
Energy efficiency :	Not specified

Price :	340.000 €

Istria, Novigrad

For sale is a luxurious apartment with a total area of 78.07 m², located on the 1st floor of a modern residential building with a total of eight apartments, in an exceptionally attractive location in Novigrad. The property is only 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 allows potential buyers to gain insight into the construction quality, materials used, and finishing touches.

The apartment features a functional and modern layout, consisting of an entrance hallway, a separate toilet, two bedrooms, a bathroom, and a spacious living area that combines the kitchen, dining room, and living room in an open space concept. From the living area, there is access to a terrace that provides a pleasant space for relaxation and outdoor enjoyment.

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.

During construction and equipping, special attention was paid to the quality of materials and modern living standards. The installation of high-quality PVC carpentry with aluminum blinds, anti-burglary and fireproof entrance doors, top-quality flooring, high-quality sanitary equipment, and built-in cisterns is planned. The building will feature facade thermal insulation with a

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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, and functional layout, this property represents an excellent choice for year-round living, vacation, or investment in tourist rentals.