



PARENTIUM PREMIUM
Real Estate

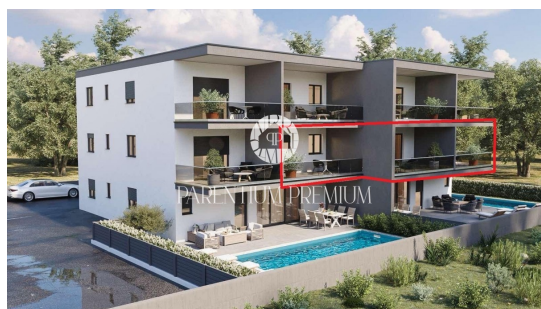
PARENTIUM PREMIUM REAL ESTATE

Vukovarska 19, 52440 Poreč

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Code :	02526
Location :	Novigrad
Building size :	91.81 m ²
Lot size :	0 m ²
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 : 370.000 €

Istria, Novigrad

For sale is a luxurious apartment with a total area of 91.81 m², located on the 1st floor of a modern residential building with a total of eight apartments, in an extremely 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 developer has already built a building of the same type, which gives potential buyers the opportunity to assess the construction quality, materials used, and finishing touches.

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 separate terrace, 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 another terrace, and both terraces provide a pleasant space for relaxation and outdoor enjoyment.

Heating and cooling are provided by 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 throughout the year.

The apartment comes with one parking space in front of the building.

During construction and furnishing, special attention was paid to the quality of materials and modern living standards. The installation of high-quality



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PVC joinery with aluminum shutters, burglar-proof and fire-resistant entrance doors, top-class flooring, quality sanitary equipment, and built-in water cisterns is planned. The building will have facade 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 functional layout, this property represents an excellent choice for year-round living, vacationing, or investment in tourist rentals.