



Code :	00171
Location :	Novigrad
Building size :	119 m2
Distance from center :	1000 m
Distance from sea :	700 m
Floor :	2
Number of levels :	3
Number of floors :	2
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	1
Number of toilets :	1
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Terrace :	Yes
Underfloor heating :	Yes
Year of construction :	2027
Energy class :	under development

Price : 399.000 €

APARTMENT 5 – Novigrad | 2nd Floor | Sea View

Total area: 119.43 m²

Calculated area: 90.67 m²

On the second floor of a high-quality new building in Novigrad, there is a spacious and elegant apartment with an open sea view, located just 700 meters from the coast and 1 km from the town center.

The apartment is part of a gated complex with an electric ramp, ensuring peace, security, and exclusivity. Carefully selected materials have been used in the interior – Italian ceramics, parquet flooring in the bedrooms, and Istrian marble in the common areas of the building.

Comfort is elevated to a higher level thanks to underfloor heating in all rooms with individual temperature control, as well as air conditioning throughout the apartment. The covered terrace and summer kitchen provide additional space for relaxation and gatherings throughout the season.

The apartment includes a storage room and two parking spaces, including preparation for an electric vehicle charging station.

Novigrad, with its rich gastronomy, well-maintained beaches, marina, and authentic old town, has for years positioned itself as one of the most attractive locations in Istria. The proximity of the Aqua Park further increases its appeal for families and investors in tourist rentals.

This property offers an ideal balance between luxury, location,



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and long-term value.