



Code :	00172
Location :	Novigrad
Building size :	113 m ²
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 : 395.000 €

APARTMENT 4 – Novigrad | 2nd Floor | Sea View

Total area: 113.57 m²

Calculated area: 82.95 m²

In a quiet and well-maintained location in Novigrad, just 700 meters from the sea and 1 km from the town center, there is a modern second-floor apartment with a sea view.

The apartment is located within a gated residential complex with an electric access ramp, providing additional privacy and security. The interior reflects quality and elegance – premium Italian ceramics have been used, while the bedrooms feature warm parquet flooring. The main staircase and window sills are made of Istrian marble, further emphasizing the level of luxury. Underfloor heating with independent temperature control is installed in all rooms, along with air conditioning units, ensuring maximum comfort throughout the year. Special value is added by the covered terrace with a sea view and a summer kitchen – ideal for enjoying warm evenings.

The apartment includes a storage room and two parking spaces, one of which is prepared for an electric vehicle charging station, as well as a designated bicycle area.

Novigrad is one of the most desirable destinations in Istria – known for its charming old town, well-kept beaches, marina, and excellent Mediterranean gastronomy. The proximity of the popular Aqua Park makes this location ideal for families with children. Here, the vibrant Mediterranean lifestyle blends



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perfectly with the tranquility of a green environment.

This property represents an excellent opportunity for luxurious seaside living, as well as a secure investment in a continuously growing market.