



Code :	00173
Location :	Novigrad
Building size :	163 m ²
Distance from center :	1000 m
Distance from sea :	700 m
Floor :	1
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
Underfloor heating :	Yes
Year of construction :	2027
Energy class :	under development

Price : 550.000 €

APARTMENT 3 – Novigrad | First floor | Sea view

Total area: 162.77 m²

Weighted floor area: 127.70 m²

Situated on the first floor of a high-quality new development in Novigrad, just 700 metres from the sea and 1 km from the town centre, this spacious and elegant apartment offers sea views. The apartment is located within a gated residential complex with an electric access barrier, providing additional security and privacy. The interiors have been designed with an emphasis on luxury and durability, featuring premium Italian ceramic tiles, parquet flooring in the bedrooms and Istrian marble details that further highlight the quality of construction.

All rooms feature underfloor heating with individual temperature controls, as well as air conditioning, ensuring exceptional comfort throughout the year. A covered terrace with sea views and a summer kitchen create the perfect setting for enjoying the Mediterranean lifestyle.

The apartment comes with a spacious storage room and two parking spaces, one of which is prepared for the installation of an electric vehicle charging point. Dedicated bicycle parking is also available.

Novigrad is one of Istria's most desirable destinations. Its excellent gastronomy, well-maintained waterfront, marina and charming old town make it an ideal place to live or spend your holidays. The nearby water park further enhances the appeal of this location.





SUNSET REAL ESTATE

Ulica 1. Svibnja 4, 52460 Buje

e-mail: info@sunset-realestate.hr

web: sunset-realestate.hr

info: +385 92 150 8921

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