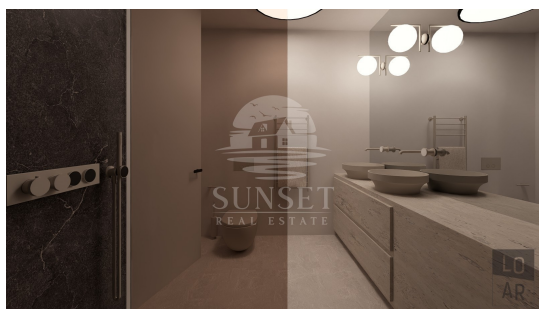
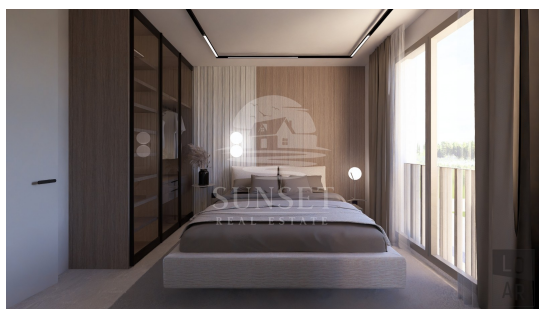




Code :	00177
Location :	Novigrad
Building size :	113 m ²
Distance from center :	1000 m
Distance from sea :	700 m
Floor :	Ground floor
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	1
Number of toilets :	1
Parking :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Terrace :	Yes
Balcony :	Yes
Barbecue :	Yes
Underfloor heating :	Yes
Alarm :	Yes
Security door :	Yes
Year of construction :	2027
Energy class :	under development

Price : 475.000 €

APARTMENT 1 – Novigrad | Ground Floor

Total area: 113.09 m²

Net saleable area: 83.06 m²

Located in a modern and well-maintained area of Novigrad, just 700 meters from the sea and 1 km from the town center, this modern ground-floor apartment is situated in a high-quality new development.

The apartment is part of a gated residential complex with an electric access ramp, ensuring privacy and security. The interior reflects quality and elegance – premium Italian ceramics have been used throughout, while the bedrooms feature warm wooden parquet flooring. The main staircase and window sills are made of Istrian marble, further emphasizing the level of luxury.

Underfloor heating with individual temperature control is installed in all rooms, along with air conditioning units, providing maximum comfort year-round. A covered terrace and a summer kitchen add special value, perfect for relaxing and socializing in a Mediterranean setting.

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

Novigrad is one of the most desirable destinations in Istria –



SUNSET REAL ESTATE

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known for its charming old town, well-maintained beaches, marina, and outstanding Mediterranean gastronomy. The proximity to the popular Aqua Park makes this location ideal for families with children. Here, vibrant Mediterranean lifestyle meets 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.