

UNIVERSUM

Porporela 2, 52466 Novigrad

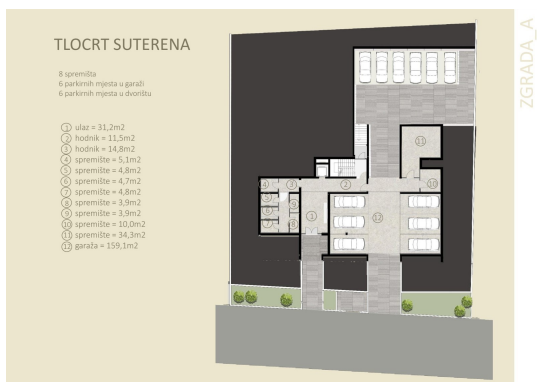
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HR-Oprema:	ENG-equipment:
<ul style="list-style-type: none"> Zgrada A li A+ energetske učinkovitosti Keramika i klase veće dimenzije Parket i klase veće dimenzije Protupisnolna i protupozarna vrata Sanitarni materijal: Hengstler i Cersaio Video parafon Video sigurnosni sistem ulaza Ograđeno odlaganje otpada Ulazna pješačka kapija Ulazna kolna kapija Spremišta za svaki stan Prostor za bicikle Unutarnje parkiranje Natkriven parking ili garaže Priprema za podno grijanje Priprema za krovne solarne panele Priprema za elektro punjače automobila Komplet vanjske rasvjete stambenih i zgrade Snaga ulaznog hod Dizalo (lift) PVC/ALU stolarija Decking obloge na terasama Obloga stropa teraza Priprema za kuhinju na terasi Priljučak za kamin Odvod za svaku mapu do ulaza na fasadu ili krov Automatsko navodnjavanje zelenih površina Automatsko navodnjavanje zelenih površina stambenih u prizemlju 	<ul style="list-style-type: none"> Building A or A+ energy efficiency Class I ceramics of larger dimensions Class I parquet with larger dimensions Anti-theft and fire doors Hengstler and Cersaio sanitary equipment Video intercom Video security system at the entrance Fenced waste disposal Entrance pedestrian gate Entrance car gate Storage for each apartment Space for bicycles Indoor parking Covered parking or garages I phase for floor heating I phase for roof solar panels I phase for electric car chargers Complete exterior lighting of apartments and buildings Wide entrance hall Elevator PVC/ALU carpentry Decking coverings on the terraces Terrace ceiling covering Installation for the kitchen on the terrace Fireplace connection Drain for each hood to the exit to the facade or roof Automatic irrigation of common green areas Automatic irrigation of the green areas for the apartments on the ground floor



Object ID :	2657
Location :	Novigrad
Building size :	109.98 m2
Garden size :	122 m2
Distance from center :	700 m
Distance from sea :	700 m
Floor :	Ground floor
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	2
Parking :	Yes
Garage :	Yes
Attractive location :	Yes
Basement :	Yes
Elevator :	Yes
PVC doors and windows :	Yes
ALU doors and windows :	Yes
El. blinds :	Yes
Mosquito nets :	Yes
Covered terrace :	Yes
El. charging station vehicles (predisposition) :	Yes
Arranged environment :	Yes
Automatic irrigation :	Yes
Terrace :	Yes
Air conditioning :	Yes
Fireplace :	Yes
Underfloor heating (predisposition) :	Yes
Video surveillance :	Yes
Video surveillance :	Yes
Fire resistant door :	Yes
Fenced property :	Yes
Condition :	Under construction
Energy efficiency :	A+
Year of construction :	2025

Price : 563.760 €

Experience modern living at its best with this beautifully designed apartment located on the ground floor of an elegant building. With a total area of 109.98 m2 and an impressive garden of 122 m2, this apartment is the epitome of luxury.

Step inside and discover a spacious floor plan of 81.78 m2, consisting of an entrance hall, two bedrooms including one with

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en-suite bathroom, one separate bathroom, storage room, kitchen and living room with access to a covered terrace of 19.3 m². The terrace opens onto the beautiful courtyard, offering the perfect outdoor retreat to relax and entertain your guests. The yard comes complete with automatic irrigation and lush green grass.

Each apartment comes with its own closed parking or garage with a remote-controlled ramp, which provides additional security. In addition, the parking lot has a predisposition to install a charging station for electric cars.

The apartment is also smartly designed with individual climate control in each room, predisposition for heat pump floor heating and solar panels for hot water on the roof. This ensures that future owners can enjoy minimal electricity bills and a sustainable lifestyle.

See the images below to discover the full list of equipment and amenities that come with each apartment.

This apartment represents an excellent investment opportunity, whether you are looking for a holiday apartment or a rental property.

Located only 700 m from the charming center of Novigrad and beautiful beaches, and conveniently close to Poreč (14 km) and Umag (13 km), this location is truly exceptional.

We are always at your disposal for any additional information, feel free to contact us at any time.