

## UNIVERSUM

Porporela 2, 52466 Novigrad

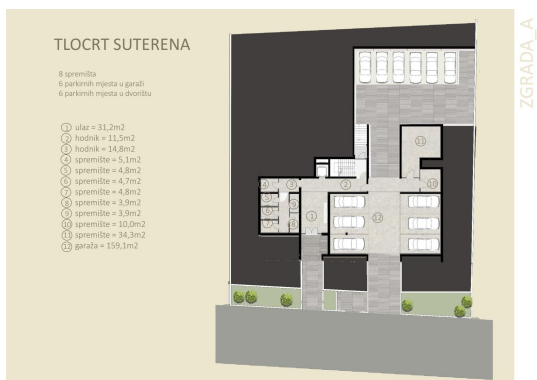
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HR-Oprema:	ENG-equipment:
<ul style="list-style-type: none"> <li>Zgrada A ili A+ energetske učinkovitosti</li> <li>Keramika i klase veće dimenzije</li> <li>Parket i klase veće dimenzije</li> <li>Protupoznaivalna i protopoznaivalna vrata</li> <li>Sanijski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



<b>Object ID :</b>	2659
<b>Location :</b>	Novigrad
<b>Building size :</b>	105.30 m <sup>2</sup>
<b>Garden size :</b>	130.60 m <sup>2</sup>
<b>Distance from center :</b>	700 m
<b>Distance from sea :</b>	700 m
<b>Floor :</b>	Ground floor
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Attractive location :</b>	Yes
<b>Basement :</b>	Yes
<b>Elevator :</b>	Yes
<b>PVC doors and windows :</b>	Yes
<b>ALU doors and windows :</b>	Yes
<b>El. blinds :</b>	Yes
<b>Mosquito nets :</b>	Yes
<b>Covered terrace :</b>	Yes
<b>El. charging station vehicles (predisposition) :</b>	Yes
<b>Arranged environment :</b>	Yes
<b>Automatic irrigation :</b>	Yes
<b>Covered terrace :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Underfloor heating (predisposition) :</b>	Yes
<b>Video surveillance :</b>	Yes
<b>Alarm :</b>	Yes
<b>Video surveillance :</b>	Yes
<b>Fire resistant door :</b>	Yes
<b>Fenced property :</b>	Yes
<b>Condition :</b>	Under construction
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2025

**Price :** 562.675 €

Experience modern living at its best with this beautifully designed ground floor apartment located in an elegant building. With a total area of 105.3 m<sup>2</sup> and an impressive garden of 130.6 m<sup>2</sup>, step inside and discover a spacious floor plan of 81.6 m<sup>2</sup> consisting of an entrance hall, two bedrooms including one en-suite, separate bathrooms, storerooms, kitchen and a living

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room with access to a covered terrace of 23.7 m<sup>2</sup>. The terrace overlooks the stunning 130.6m<sup>2</sup> courtyard, providing the perfect outdoor retreat for guests to relax and entertain. The garden comes complete with automatic irrigation and lush green grass.

Each apartment has its own closed parking lot or garage with access via a remote-controlled ramp, which provides additional security. Furthermore, the parking lots have a predisposition for a charging station for electric vehicles.

The apartment is also intelligently designed with individual climate control in each room, underfloor heating for the heat pump 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 pictures 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 available for any additional information, feel free to contact us at any time.