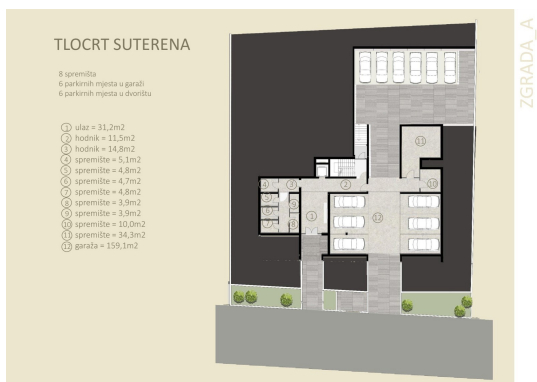




Object ID :	2659
Location :	Novigrad
Building size :	105.30 m ²
Garden size :	130.60 m ²
Distance from center :	700 m
Distance from sea :	700 m
Floor :	Ground floor
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	2
Parking :	Yes
Garage :	Yes
Attractive location :	Yes
Basement :	Yes
Elevator :	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
Covered terrace :	Yes
Air conditioning :	Yes
Fireplace :	Yes
Underfloor heating (predisposition) :	Yes
Video surveillance :	Yes
Alarm :	Yes
Video surveillance :	Yes
Fire resistant door :	Yes
Fenced property :	Yes
Condition :	Under construction
Energy efficiency :	A+
Year of construction :	2025

HR-Oprema:	ENG equipment:
<ul style="list-style-type: none"> Zgrada A ili A+ energetske učinkovitosti Keramika i klase veće dimenzije Parket i klase veće dimenzije Protupožarna i protopropadna vrata Serijske marke Herbolite i Calceano Video parafon Video sigurnosni sistem ulaza Opređeno odlažanje otpada Ulazna pješčaka kapija Ulazna ložna kapija Spremišta za suvi stan Prostor za bicikle Unutarnje parkiranje Natkriven parking ili garaže Priprema za podno grijanje Priprema za krovnne solarne panele Priprema za elektro punjače auta Komplet vanjske rasvjete stana i zgrade Sivi ulazni hod Dizalo (MR) PVC/ALU stolarija Dečjeg obloga na terasama Obloga stropa teraza Priprema za kuhinju na terasi Priljublak za kamin Odvod za svaku mapu do ulaza na fasadu ili krov Automatsko navodnjavanje zelenih površina Automatsko navodnjavanje zelenih površina stanova 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 Herbolite and Calceano 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 1 gphase for floor heating 1 gphase for roof solar panels 1 gphase 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



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 m² and an impressive garden of 130.6 m², step inside and discover a spacious floor plan of 81.6 m² 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 m². The terrace overlooks the stunning 130.6m² 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.