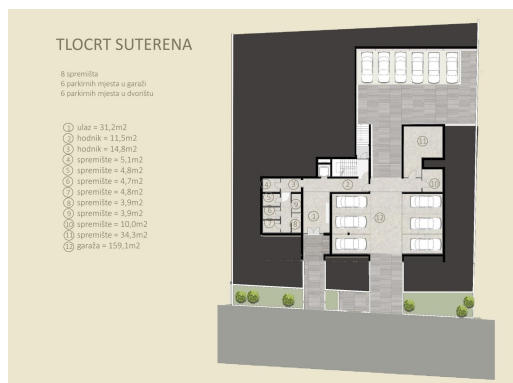


ZGRADA_A

Object ID :	2661
Location :	Novigrad
Building size :	120.40 m ²
Distance from center :	700 m
Distance from sea :	700 m
Floor :	1
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	2
Sea View :	Yes
Parking :	Yes
Garage :	Yes
Elevator :	Yes
PVC doors and windows :	Yes
ALU doors and windows :	Yes
El. blinds :	Yes
Covered terrace :	Yes
El. charging station vehicles (predisposition) :	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

HR-Oprema:	ENG equipment:
<ul style="list-style-type: none"> • Zgrada A ili A+ energetske učinkovitosti • Kerasna i klase veće dimenzije • Parket i klase veće dimenzije • Protupožarna i protopropadna vrata • Sanitarnje materije Heragrobac i Cersaio • Video parafon • Video sigurnosni sistem ulaza • Ogradašne ožljaganje otpada • Ulazna pipčalka kapija • Ulazna kitiha kapija • Spremišta za svaki stan • Prostor za bicikle • Uvodnaje parkiranje • Natkriven parking ili garaže • Priprema za podno grijanje • Priprema za krovnne solarne panele • Priprema za elektro parnjače auta • Komplet vanjske rasvjete stanova i zgrade • Svak ulazni hod • Dizalo (lift) • PVC/ALU stolarija • Decking obloge na terasama • Obloga stropa teraza • Priprema za kuhinju na terasi • Priljupak za kamin • Odvod za svaku mapu do ulaza na fasadu ili krov • Automatsko navodnjavanje zapešičkih 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 • Antislidelt and fire doors • Heragrobac 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. gphase for floor heating • I. gphase for roof solar panels • I. 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 • Fireglass 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



ZGRADA_A

Price : 579.375 €

Experience modern living at its best with this beautifully designed apartment located on the first floor of an elegant building with an elevator. Step inside and discover a spacious floor plan of 80.6 m² consisting of an entrance hall, two bedrooms, one of which is en-suite, separate bathrooms, storage, kitchen and living room with access to a covered terrace 39.2 m².

The terrace offers a beautiful view of the sea and is fully equipped with electricity and water connections for the summer kitchen. In addition, the terrace is lined with high-quality coverings on the floor and ceiling.

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



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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 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 its 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, so feel free to contact us at any time.