



<b>Object ID :</b>	2662
<b>Location :</b>	Novigrad
<b>Building size :</b>	101.50 m <sup>2</sup>
<b>Distance from center :</b>	700 m
<b>Distance from sea :</b>	700 m
<b>Floor :</b>	1
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Sea View :</b>	Yes
<b>Parking :</b>	Yes
<b>Garage :</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>Covered terrace :</b>	Yes
<b>El. charging station vehicles (predisposition) :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Underfloor heating (predisposition) :</b>	Yes
<b>Video surveillance :</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+

**Price :** 484.375 €

Experience modern living at its best with this beautifully designed apartment located on the first floor of an elegant building with elevator. Step inside and discover a spacious floor plan of 81.3 m<sup>2</sup> 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 of 20.3 m<sup>2</sup>.

The terrace offers a beautiful view of the sea and is fully equipped with electricity and water connections for the outdoor kitchen. In addition, the terrace is covered with high-quality floors and ceilings.

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 intelligently designed with individual climate control in each room, a predisposition for underfloor heating using a heat pump and solar panels for hot water on the roof. This ensures that future owners can enjoy minimal electricity bills and sustainable living.

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 home 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.