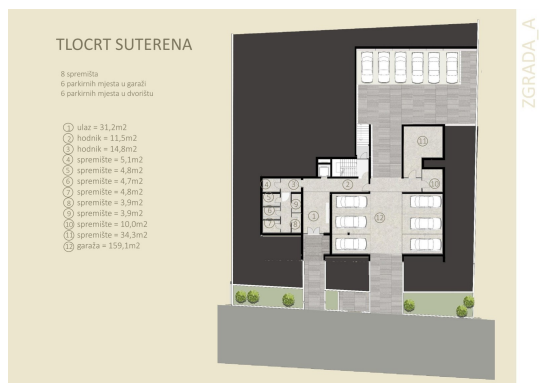




<b>Object ID :</b>	2662
<b>Location :</b>	Novigrad
<b>Building size :</b>	101.50 m <sup>2</sup>
<b>Distance from center :</b>	700 m
<b>Distance from sea :</b>	700 m
<b>Floor :</b>	1
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Sea View :</b>	Yes
<b>Parking :</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>Fire resistant door :</b>	Yes
<b>Fenced property :</b>	Yes
<b>Condition :</b>	Under construction
<b>Energy efficiency :</b>	A+

HR-Oprema:	ENG equipment:
<ul style="list-style-type: none"> <li>Zgrada A ili A+ energetske učinkovitosti</li> <li>Keramika klase veće dimenzije</li> <li>Parket klase veće dimenzije</li> <li>Protupožarna i protopropusna vrata</li> <li>Spranje i mačke Heparogel i Citalano</li> <li>Video parafon</li> <li>Video sigurnosni sustav ulaza</li> <li>Opremljeno odgađanje otpada</li> <li>Ulazna pipetna kapija</li> <li>Ulazna kitiha kapija</li> <li>Spremišta za suvi stan</li> <li>Prostor za bicikle</li> <li>Unutarnje parkiranje</li> <li>Natkriveno parkiralište ili garaže</li> <li>Priprema za podno grijanje</li> <li>Priprema za krovnne solarnne panele</li> <li>Priprema za elektro punjače auta</li> <li>Komplet vanjske rasvjete stanova i zgrade</li> <li>Sivi 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>Priljublak za keram</li> <li>Odvod za svaku napu do ulaza na fasadu ili krov</li> <li>Automatsko navodnjavanje zelenih površina i 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>Heparogel and Citalano 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>1 phase for floor heating</li> <li>1 phase for roof solar panels</li> <li>1 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>



**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.