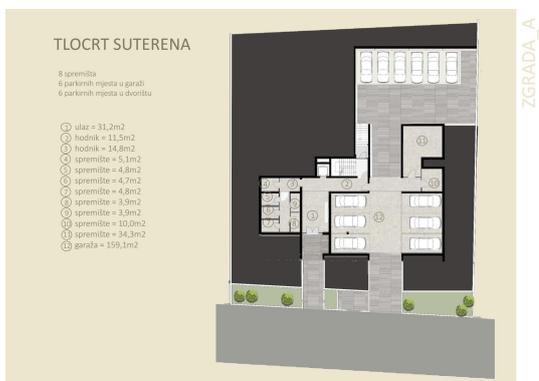




Object ID :	2662
Location :	Novigrad
Building size :	101.50 m ²
Distance from center :	700 m
Distance from sea :	700 m
Floor :	1
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	2
Sea View :	Yes
Parking :	Yes
Garage :	Yes
Elevator :	Yes
PVC doors and windows :	Yes
ALU doors and windows :	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
Fire resistant door :	Yes
Fenced property :	Yes
Condition :	Under construction
Energy efficiency :	A+

HR-Oprema:	ENG equipment:
<ul style="list-style-type: none"> Zgrada A ili A+ energetske učinkovitosti Keramika klase veće dimenzije Parket klase veće dimenzije Protupožarna i protopropadna vrata Spremaće marke Herbolite i Catalano Video parafon Video sigurnosni sustav ulaza Opređeno odgađanje otpada Ulazna pipetka kapija Ulazna kitiha kapija Spremaća za svaki 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 stanova i zgrade Svaki ulazni hod Dizalo (lift) PVC/ALU stolarija Decking obloge na terasama Obloga stropa teraza Priprema za kuhinju na terasi Priljublak za kamen Odvod za svaku napu do ulaza na fasadu ili krov Automatsko navodnjavanje zelenih površina i zelenih površina Automatsko navodnjavanje zelenih površina stanova u prijetinju 	<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 Catalano sanitary equipment Video Intercom Video security system at the entrance Fenced waste disposal Entrance pedestrian gate Entrance or gate Storage for each apartment Space for bicycles Indoor parking Covered parking or garages 1 phase for floor heating 1 phase for roof solar panels 1 phase 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 : 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 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 of 20.3 m².

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



UNIVERSUM

Porporela 2, 52466 Novigrad

e-mail: info@universumcroatia.hr

web: universumcroatia.hr

info: +385 99 214 90 23 | +385 99 214 90 25

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.