



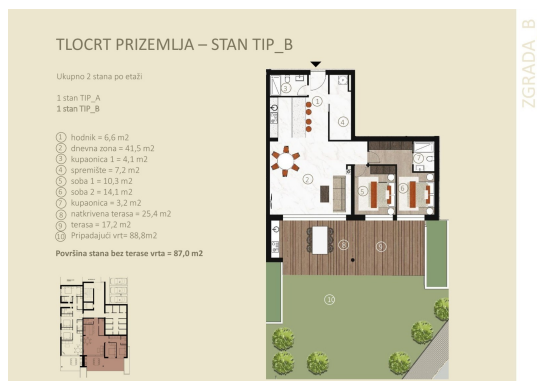
Object ID :	2671
Location :	Novigrad
Building size :	117.93 m2
Garden size :	88.80 m2
Distance from center :	700 m
Distance from sea :	700 m
Floor :	Ground floor
Number of floors :	2
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	2
Sea View :	Yes
Parking :	Yes
Basement :	Yes
Elevator :	Yes
PVC doors and windows :	Yes
El. blinds :	Yes
Mosquito nets :	Yes
Covered terrace :	Yes
El. charging station vehicles (predisposition) :	
Arranged environment :	Yes
Air conditioning :	Yes
Fireplace :	Yes
Floor heating (heat pump) :	Yes
Floor heating (electricity) :	Yes
Video surveillance :	Yes
Fire resistant door :	Yes
Fenced property :	Yes
Condition :	Under construction
Energy efficiency :	A+
Year of construction :	2025

Price : 604.539 €

Experience the elegance and comfort of this beautifully designed ground floor apartment located in a luxury building. With a total area of

117.93 m2 and a garden of 88.80 m2, this apartment is a dream come true.

Step inside and discover a spacious floor plan of 87 m2 consisting of an entrance hall, two bedrooms, two bathrooms, a storage room, a kitchen and a living room with access to a covered



HR-Oprema:	ENG-equipment:
<ul style="list-style-type: none"> Zgrada A ili A+ energetske učinkovitosti Keramika i klase veće dimenzije Parquet i klase veće dimenzije Protupljinolna protupljinolna vrata Sanitarje marke Hansgrohe i Catalano Video portafon Video sigurnosni sistem ulaza Ograđeno odlaganje otpada Ulazna pješčana kaplja Ulazna kotna kaplja Spremišća za svaki stan Prostor za bicikle Unutarnje parkiranje Natkriven parking ili garaže Priprema za podno grijanje Priprema za krovne solarne panele Priprema za elektro postaje auta Kompletna vanjska rasvjeta stanova i zgrade Široki ulazni hol Dizalo (IFT) PGC/ALU stolarija Decking obloga na terasama Obloga stropa terasa Priprema za kulešnju na terasi Priključak za kamin Otvori za svaku naju do izlaza na fasadu ili krov Automatsko navodnjavanje zajedničkih 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 Hansgrohe and Catalano 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 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 PGC/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

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terrace of 42.6 m², of which there is a 25.4 m² covered and 17.20 m² uncovered terrace. The terrace opens onto a beautiful garden, complete with automatic irrigation and landscaped greenery.

The apartment has one parking space and an additional storage room. In addition, the parking lot is equipped with a charging station for electric vehicles.

Cleverly designed with individual climate control in each room, underfloor heating with a heat pump and solar panels for hot water on the roof, this apartment ensures a sustainable and economical 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 home 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 at your disposal for any additional information, so feel free to contact us at any time.