

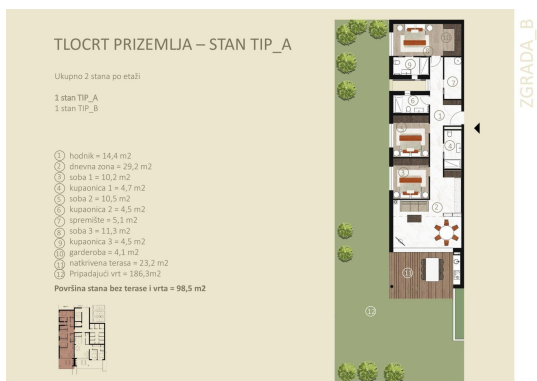
UNIVERSUM

Porporela 2, 52466 Novigrad

e-mail: info@universumcroatia.hr

web: universumcroatia.hr

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



Object ID :	2670
Location :	Novigrad
Building size :	136 m ²
Garden size :	186 m ²
Distance from center :	700 m
Distance from sea :	700 m
Floor :	Ground floor
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	3
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) :	Yes
Arranged environment :	Yes
Automatic irrigation :	Yes
Terrace :	Yes
Covered terrace :	Yes
Air conditioning :	Yes
Fireplace :	Yes
Underfloor heating (predisposition) :	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 : 698.991 €

Discover this beautifully designed ground-floor apartment located in an elegant building. With a total area of 136.36 m² and a garden of 186 m², step inside and explore the spacious layout spanning 98.50 m². The apartment comprises an entrance hallway, three bedrooms (one featuring an en-suite bathroom), two separate bathrooms, a storage room, a kitchen, and a living room with access to a covered terrace measuring 23.20m². The

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terrace opens up to a stunning garden equipped with an automatic irrigation system and well-maintained landscaping.

The apartment comes with two parking spaces and a remote-controlled ramp, providing additional security. Additionally, the parking area is equipped with provisions for installing electric car charging facilities.

Enriched with intelligent features, this apartment includes the possibility of individual climate control in each room, preparation for underfloor heating and installation of solar panels on the roof, which will generate hot water. These innovative features ensure that future owners enjoy economical and eco-friendly living, with minimal electricity bills and an environmentally sustainable approach.

Check out the pictures below to discover the complete 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 just 700 meters 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 available for any additional information; feel free to contact us at any time. Our professional team is ready to assist you.