



Code :	01488
Location :	Novigrad
Building size :	51 m ²
Lot size :	0 m ²
Distance from center :	5000 m
Distance from sea :	5000 m
Floor :	1
Number of floors :	1
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	1
Parking :	Yes
Electric heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2005
Energy efficiency :	Not specified

Price : 175.000 €

Novigrad, surroundings

Apartment for sale in Istria in a quiet part of Novigrad. The apartment is located on the 1st floor in a building with a total of 9 apartments. The building was built in 2005. The facade on the north side of the building has been renovated, while the facade on the south side is planned to be renovated.

The apartment consists of the following rooms:

Entrance hall - 3.5 m², Room 1 - 8.9 m², Room 2 - 12.1 m², Kitchen, living room - 16.6 m², Bathroom - 4.2 m², Balcony - 5.9 m², total area of

the apartment is 51.20 m². The current configuration of the apartment is one bedroom, separate kitchen and living room. The apartment has double installations, so the kitchen can be moved to the living room and get another bedroom. From the living room and balcony there is an open view of the surrounding fields and vineyards, and from the bedroom there is a view of the parking lot and the forest.

The orientation of the apartment is north-south, which provides ideal conditions for ventilation during the summer months and provides a pleasant microclimate without the need to use air conditioning for cooling. The apartment is heated by a Vaillant electric convector and air conditioning. In the hallway in front of the apartment there is a niche where bicycles and children's toys can be stored. The apartment is neat, dry, well-maintained and is being sold fully furnished. The building is located next to the forest in a very quiet village 5 km from Novigrad and is an ideal place to live and relax for anyone who wants peace. The village is 700 m away from the main road and can be reached by a road that passes through fields and olive groves. There is a shared parking lot in front of the building, and it is possible to park a car along the road on the approach to the building. For school children, bus transportation is organized, the bus stop is 50 m



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from the building.

- Distance from the sea 5 km
- Distance from the center of Novigrad 5 km
- Distance from school 5 km