

PARENTIUM NEKRETNINE

Bračka 41, 52440 Poreč

mail: info@parentium-nekretnine.com

web: www.parentium-nekretnine.com

info: +385 95 359 5158 | +385 97 653 7679



Code :	01490
Location :	Novigrad
Building size :	122.12 m ²
Lot size :	113 m ²
Distance from center :	1000 m
Distance from sea :	900 m
Floor :	Ground floor
Number of floors :	2
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	2
Seaview :	Yes
Parking :	Yes
Basement :	Yes
Elevator :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	2025
Energy efficiency :	A+

Price : 649.000 €

Istria, Novigrad - Ground floor apartment with garden, sea view and top performance (A+ certificate)

In a quiet, residential part of Novigrad, just 900 meters from the sea, there is a modern ground floor apartment in a new building with eight residential units. This property combines the comfort of family life, high energy efficiency and thoughtful architecture that allows for year-round living.

The total sales area is 122.12 m², including a residential area of

82.50 m², a garden of 113 m², a covered terrace, a storage room, and two parking spaces - one covered, with preparation for an electric charger.

The layout of the rooms is designed with an emphasis on functionality and comfort: two bedrooms, the main one with a private bathroom and walk-in wardrobe, an additional bathroom, a laundry room/storage room, and an open concept living room, kitchen and dining room with access to a covered terrace. The terrace has preparation for a summer kitchen, while both bedrooms also have direct access to the outside space.

The west-facing orientation allows for plenty of natural light during the day, and the sea view from the ground floor gives the space additional value and a sense of connection with the Mediterranean environment.



PARENTIUM NEKRETNINE

Bračka 41, 52440 Poreč

mail: info@parentium-nekretnine.com

web: www.parentium-nekretnine.com

info: +385 95 359 5158 | +385 97 653 7679

A fenced, landscaped garden with a built-in irrigation system and carefully selected Mediterranean plants provides complete privacy and a pleasant ambiance for outdoor living.

The building is built to the highest construction standards, with an A+ energy certificate, an ETICS facade system in combination with glass wool and thermal insulation with a minimum thickness of 10 cm. The Daikin multisplit heating and cooling system, underfloor heating, preparation for a fireplace, and remote control via smartphone guarantee a high level of comfort and energy efficiency.

The apartment has panoramic aluminum walls without parapets, aluminum joinery with double insulated glass, and aluminum roller shutters with an electric motor. The floor coverings are made of top-quality ceramics, while the bedrooms are covered with wood-like materials. All bathrooms and toilets are fully equipped.

The apartment is being sold fully furnished with Italian furniture, TV screens in every room, curtains and complete lighting.

The building has an elevator, a shared entrance with video surveillance and a special common area for bicycles, which further contributes to the comfort and security of living.

This property represents an exceptional balance of luxury, functionality and comfort - an ideal choice for those looking for a modern home in Istria, in which it can be lived in equally comfortably all year round or used as a top investment.