



Code :	01492
Location :	Novigrad
Building size :	94.05 m ²
Lot size :	0 m ²
Distance from center :	1000 m
Distance from sea :	900 m
Floor :	1
Number of floors :	2
Number of rooms :	2
Number of bedrooms :	1
Number of bathrooms :	1
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 : 469.000 €

Istria, Novigrad – Apartment on the first floor with a covered terrace and sea view

In a modern building with eight apartments, located in a quiet part of Novigrad, just 900 meters from the sea, an elegant apartment on the first floor is for sale, ideal for year-round living or a quality investment.

The total net sales area is 94.05 m², and includes a living space of 77.10 m², a covered terrace with preparation for a summer kitchen, a storage room and a covered parking space. There is a possibility of closing off part of the terrace, which can create additional living or working space.

The apartment consists of a spacious living room connected to the kitchen and dining room, one bedroom, a bathroom and a storage room/laundry room. From the living room and bedroom there is an exit to a covered terrace with a partial sea view, which gives the space additional value and a feeling of openness.

The building was built to the highest standards with an energy certificate A+. The facade is built with an ETICS system in combination with glass wool and external 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 ensure maximum comfort and energy efficiency.



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The apartment has aluminum exterior joinery with double insulated glass, panoramic walls without parapets and aluminum roller shutters with electric motor drive. The floor coverings are made of high-quality ceramics, while the bedroom is equipped with wooden parquet.

The building has an elevator, video surveillance of common areas, a bicycle storage room and a parking space with preparation for an electric charger.

The apartment is characterized by a balanced combination of quality, functionality and location, which makes it an excellent choice for personal use or investment in a luxury rental.