



Code :	01649
Location :	Novigrad
Building size :	75 m ²
Lot size :	100 m ²
Distance from center :	4500 m
Distance from sea :	4000 m
Floor :	Ground floor
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	1
Number of toilets :	1
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2027
Energy efficiency :	Not specified

Price : 325.000 €

On offer is a ground-floor apartment in a new residential building in Novigrad, designed to house a total of four residential units. A unique feature of this apartment is the combination of a private entrance, a 100 m² private garden, and a spacious covered terrace—creating an extended outdoor living area that serves as an integral part of daily life, rather than just an occasional space for spending time outdoors.

The apartment has a calculated usable area of

74.5 m². The interior is centered around an open-plan living area—comprising a living room, kitchen, and dining space—which opens onto a terrace covered by a metal bioclimatic pergola. The southwest orientation further enhances the space, while a separate sleeping wing contains two bedrooms, a bathroom, and a separate toilet. An entrance hallway and a storage room ensure a functional interior layout.

The 100 m² private garden area also includes two parking spaces and a separate 6 m² storage unit. This layout allows for practical use of the apartment without the need for a shared entrance or reliance on communal outdoor areas.

Construction has commenced under a valid building permit, with completion scheduled for the autumn of 2027. The apartment will be delivered on a "turnkey" basis, featuring ceramic floor coverings, interior joinery, sanitary fixtures, a fully fitted bathroom, and an outdoor summer kitchen. Electric underfloor heating is planned throughout the apartment, while cooling and

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supplementary heating will be provided by a split-system air conditioning unit. The building will feature a 10 cm thick facade, and the exterior openings will be fitted with PVC joinery, including roller shutters and insect screens.

Novigrad is an attractive destination for those seeking a property on the west coast of Istria—whether for personal residence, occasional stays, or as an investment for tourist rentals. This apartment offers the convenience of a ground-floor location and the privacy of a dedicated outdoor space, with ample room to accommodate everyday household needs.

For further information regarding the project, planned construction details, and purchase terms, please contact our agency.