



Code :	01652
Location :	Novigrad
Building size :	65 m2
Lot size :	0 m2
Distance from center :	4500 m
Distance from sea :	4000 m
Floor :	1
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 : 290.000 €

Available for purchase is an apartment on the first floor of a new residential building currently under construction in Novigrad, designed to house only four residential units. The apartment has a calculated usable area of

65.1 m², with a layout designed to feature a distinct sleeping area and an open-plan living space—perfect for both everyday living and occasional stays in Istria.

The living room is integrated with the kitchen and dining area into a single, cohesive space that opens onto a covered terrace, which is enclosed on two sides. This terrace serves as an additional outdoor living area. The remainder of the apartment includes two bedrooms, a bathroom, a separate toilet, and an entrance hallway. This layout ensures practical use of the space, avoiding any unnecessary loss of square footage to circulation areas.

Access is provided via a shared staircase used by only two apartments on the first floor, ensuring a limited number of users for this common access point. The apartment comes with one parking space and an external storage unit measuring 6 m².

Construction is underway based on a valid building permit, with project completion scheduled for the autumn of 2027. The apartment will be delivered on a "turnkey" basis, including ceramic floor coverings, interior joinery, sanitary fixtures, and a fully fitted bathroom. Heating will be provided by an electric underfloor system throughout the apartment, complemented by a split-system air conditioning unit for both heating and

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cooling. The building will feature a 10 cm thick facade, and the exterior openings will be fitted with PVC joinery, complete with roller shutters and insect screens. This apartment is an option for buyers seeking a new-build property with two bedrooms and a covered outdoor space, complete with the convenience of a private parking spot and additional storage. It is suitable both for year-round living and for use as a holiday home, depending on the future owner's needs.

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