



Reference :	30387
Location :	Novigrad
Floor area :	78 m2
Distance to centre :	1000 m
Distance to sea :	500 m
Floor :	2
Parking :	Yes
Floors :	3
Bedrooms :	2
Bathrooms :	1
Air conditioning :	Yes
Energy rating :	A+
Year built :	2026
Title deed :	Yes
Building permit :	Yes

Price :	345.000 €
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For sale is apartment S8 with an area of 78.07 m², located on the second floor of a residential building with a total of eight apartments.

The apartment has been carefully designed to provide a comfortable and functional space for everyday living. It consists of an entrance hallway, a spacious living room connected to the kitchen and dining area, two bedrooms, a bathroom, and an additional toilet.

A special feature of the apartment is the large terrace with an area of 13.27 m², ideal for relaxation, socializing, and enjoying the outdoors. The terrace is included in the calculation of the net living area with a coefficient of 0.75, which amounts to 9.95 m².

Layout and areas:

hallway, living room, kitchen, and dining area – 31.89 m²

WC – 2.53 m²

bedroom 1 – 12.07 m²

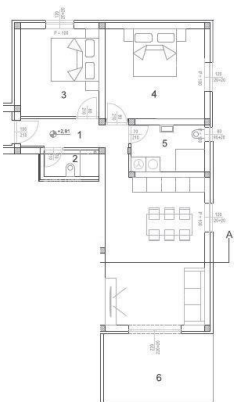
bedroom 2 – 15.68 m²

bathroom – 5.95 m²

terrace – 13.27 m²

net living area – 78.07 m²

The apartment is equipped with air conditioning in every room, while the



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bathroom features underfloor heating, which further enhances comfort throughout the year.

The property is located in an attractive location in Novigrad, in a quiet and pleasant environment, while also providing excellent connectivity to the city, beaches, and other well-known Istrian destinations.

This apartment represents an excellent choice for year-round living, personal vacation, or as an investment for tourist rental.

For additional information, please contact:

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