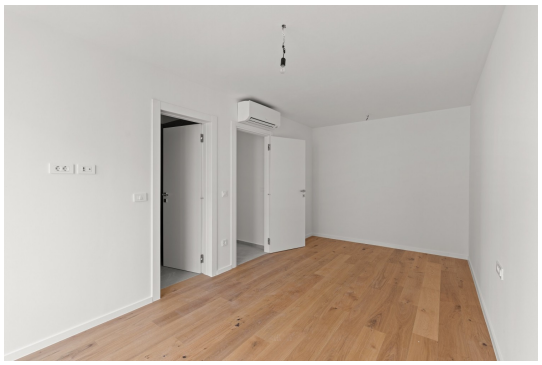
ISTRIA ADRIA
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Code :	12295
Location :	Novigrad
Building size :	82 m2
Garden size :	0.00 m2
Distance from center :	900 m
Distance from sea :	700 m
Floor :	1
Number of bedrooms :	2
Number of bathrooms :	2
Parking :	Yes
Basement :	Yes
Elevator :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2025

Price : 499.000 €

This beautiful apartment is located on the first floor of a modern residential building and is easily accessible by lift. Its thoughtfully designed layout combines comfort, functionality and contemporary style.

The spacious open-plan living area seamlessly connects the kitchen, dining area and inviting lounge, creating a harmonious atmosphere ideal for everyday living and spending quality time with family and friends.

The apartment features two generously sized bedrooms, one of which has an en-suite bathroom, providing additional privacy and comfort. A separate storage area offers practical space for belongings and helps keep the home well organised.

A standout feature of this property is the large covered terrace with a summer kitchen and breathtaking sea views. It is the perfect place to unwind, enjoy beautiful sunsets and entertain guests in a relaxing Mediterranean setting.

Additional convenience is provided by a covered parking space and a separate storage room on the ground floor, both included with the apartment.

This property offers an excellent combination of contemporary elegance, comfort and Mediterranean living. It is an ideal choice both as a permanent family home and as an attractive holiday property by the sea.

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PROJECT UPDATE – PLANNED CONSTRUCTION OF A COMMUNAL SWIMMING POOL

A communal outdoor swimming pool measuring approximately 10 × 4–5 m is planned as part of the residential complex. This new amenity will enhance the overall offering and provide an even more enjoyable Mediterranean lifestyle. The pool will feature a heat pump for water heating, an automatic pool cover and ambient night lighting, together with a landscaped sunbathing and relaxation area.

SPECIAL OFFER FOR BUYERS UNTIL 31 DECEMBER 2026

For buyers purchasing apartments by 31 December 2026, the investor will cover the entire cost of constructing the communal swimming pool, at no additional cost to the buyers.

According to the investor's assessment, the completion of this amenity could contribute to an increase of more than 10% in the apartments' market value.

Take advantage of this special offer, valid until 31 December 2026, and secure your property at the current price, with an added benefit that will enhance both the quality of living and the long-term appeal of your investment.

For further information or to arrange a viewing, please feel free to contact us. We will be happy to provide all the details you need and organise a viewing so that you can experience the property's many advantages in person.