

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

e-mail: [info@istria-adria.com](mailto:info@istria-adria.com)

web: [istria-adria.com](http://istria-adria.com)

info: +386 59 200 071



<b>Code :</b>	12521
<b>Location :</b>	Novigrad
<b>Building size :</b>	52 m2
<b>Garden size :</b>	0.00 m2
<b>Distance from center :</b>	1000 m
<b>Distance from sea :</b>	300 m
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	C
<b>Year of construction :</b>	1980

**Price :** 263.000 €

For sale is an apartment in Novigrad, covering an area of 52 m<sup>2</sup>, located on the ground floor of a building. The apartment has a functional layout and consists of a living room, two bedrooms, a bathroom, and a small kitchen that leads out to a fenced and covered terrace.

It is equipped with air conditioning, electric radiators, and optical internet, ensuring a comfortable stay throughout the year.

The apartment is situated in an excellent location - just 600 meters from the sea, which is a 3 to 5-minute leisurely walk through a beautiful park to the beach. Nearby, there are shops and restaurants, while the city center is about a 10-minute walk away, making all amenities easily accessible on foot or by bike.

A great opportunity for living, vacationing, or tourist rental.

For more information, please