

ISTRIA ADRIA**Pot za Brdom 102, 1000 Ljubljana****e-mail: info@istria-adria.com****web: istria-adria.com****info: +386 59 200 071**

Code :	12854
Location :	Novigrad
Building size :	60 m2
Garden size :	0.00 m2
Distance from sea :	300 m
Floor :	Ground floor
Number of bedrooms :	1
Number of rooms :	1
Number of bathrooms :	1
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	C
Year of construction :	1986

Price : 204.000 €

For sale: a cozy ground-floor apartment in Mareda, located in an excellent position just 300 meters from the sea.

The apartment has a functional layout and consists of an entrance area with a kitchen measuring 4.84 m², a spacious living room of 15.25 m² with access to a covered terrace of 18 m², and a bedroom measuring 9.95 m² with access to an additional smaller terrace of 5.87 m². The property also includes a storage room of 3.5 m².

In the immediate vicinity, there are shops, restaurants, a pizzeria, fast food, a pastry shop, and all the amenities needed for a pleasant stay and relaxation. A parking space is also provided.

Thanks to its excellent location and proximity to the sea, the apartment represents a great opportunity for vacation, tourist rental, or comfortable living throughout the year.

For more information and to schedule a viewing, please