

## ISTRIA ADRIA

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|                               |                     |
|-------------------------------|---------------------|
| <b>Code :</b>                 | 12908               |
| <b>Location :</b>             | Novigrad            |
| <b>Building size :</b>        | 123 m <sup>2</sup>  |
| <b>Garden size :</b>          | 0.00 m <sup>2</sup> |
| <b>Distance from sea :</b>    | 400 m               |
| <b>Floor :</b>                | Ground floor        |
| <b>Number of floors :</b>     | 2                   |
| <b>Number of bedrooms :</b>   | 3                   |
| <b>Number of rooms :</b>      | 3                   |
| <b>Number of bathrooms :</b>  | 2                   |
| <b>Parking :</b>              | Yes                 |
| <b>Air conditioning :</b>     | Yes                 |
| <b>Energy efficiency :</b>    | A+                  |
| <b>Year of construction :</b> | 2025                |

**Price :** 515.000 €

For sale is an apartment in a newly built building with an obtained occupancy permit and ongoing partitioning, covering an area of 123.63 m<sup>2</sup>, located on the ground floor of a building with a total of eight residential units.

The apartment consists of:

Living room with kitchen area - 42.72 m<sup>2</sup>

Bedroom 1 - 15.08 m<sup>2</sup>

Bedroom 2 - 16.81 m<sup>2</sup>

Hallway - 2.40 m<sup>2</sup>

Bathroom 1 - 6.05 m<sup>2</sup>

Bedroom 3 - 12.66 m<sup>2</sup>

Bathroom 2 - 5.55 m<sup>2</sup>

Loggia 29.81 m<sup>2</sup> \* 0.75 = 22.36 m<sup>2</sup>

NET living area S1 - 123.63 m<sup>2</sup>.

The apartment S1 also includes a garden of 90 m<sup>2</sup>, which features a pool measuring 9m x 4m, as well as 2 parking spaces on the property of the building.

Quiet location with plenty of privacy  
Only 400 m from the sea and the beach

For more information, please feel free to

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