

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	15604
Location :	Novigrad
Building size :	40 m2
Garden size :	0.00 m2
Floor :	Ground floor
Number of bedrooms :	1
Number of rooms :	1
Number of bathrooms :	1
Energy efficiency :	C

Price :	189.000 €
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For sale is a modernly furnished and fully renovated apartment located on the ground floor of a small residential building, situated in an excellent location in Novigrad, just a few minutes' walk from the city center and well-maintained beaches.

The apartment is in a well-maintained old town building with only seven residential units, providing future owners with peace, privacy, and a pleasant living or vacation environment. It is approximately 100 meters from the sea in a straight line, while the nearest beach is just a two-minute leisurely walk away.

The apartment consists of a spacious living room connected to the kitchen and dining area, a bedroom, an entrance hall with a wardrobe, a bathroom, and a covered terrace with its own entrance to the apartment. A special advantage of this property is a separate storage room of nearly 3 m², ideal for bicycles and additional storage space. There is a parking space located right in front of the terrace.

In 2024, the apartment was completely renovated using high-quality materials and modern equipment. All electrical and plumbing installations were replaced, new interior and exterior joinery with aluminum shutters was installed, a new kitchen with quality appliances was set up, flooring was renewed, and a Panasonic air conditioning unit was installed. Electric underfloor heating was installed in the entrance hall and bathroom, while the high ceilings of 3 meters further emphasize the feeling of spaciousness and elegance. The terrace is equipped with a new awning and new ceramics, providing a pleasant outdoor living space.

In the immediate vicinity, there are well-maintained beaches, seaside promenades, cycling paths, a marina, restaurants, cafes, shops, a market, playgrounds, and all the amenities necessary for a comfortable daily life or quality vacation.

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For more information and to schedule a viewing, please