

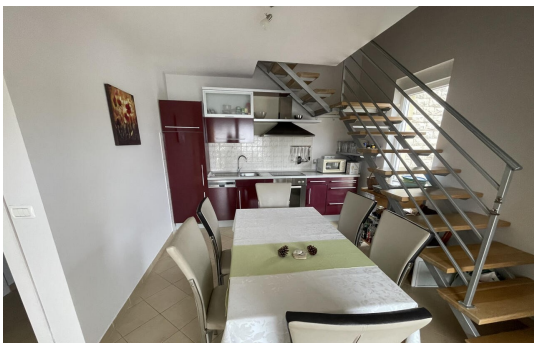
## ISTRIA ADRIA

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>                 | 15624         |
| <b>Location :</b>             | Novigrad      |
| <b>Building size :</b>        | 88 m2         |
| <b>Garden size :</b>          | 0.00 m2       |
| <b>Distance from center :</b> | 800 m         |
| <b>Distance from sea :</b>    | 1000 m        |
| <b>Floor :</b>                | 2             |
| <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>    | Not specified |
| <b>Year of construction :</b> | 2007          |

Price : 310.000 €

In an attractive location in Novigrad, a beautifully decorated and fully functional two-story apartment with a total usable area of approximately 88 m<sup>2</sup> is for sale, situated in a quiet neighborhood just 800 meters from the sea and well-maintained beaches. Thanks to its excellent location and room layout, the property is ideal for family living, vacationing, or as an investment for tourist rentals.

The apartment is located on the second floor of a smaller residential building. The lower level consists of a living area of 49.83 m<sup>2</sup>, while the well-designed attic provides additional space, increasing the total usable area to approximately 88 m<sup>2</sup>.

The interior is carefully organized and includes a spacious living room connected to the kitchen and dining area, three comfortable bedrooms, two modernly designed bathrooms, and a covered terrace.

Residents have access to a communal pool, perfect for refreshing during hot summer days, while a private covered parking space and a bicycle storage area further enhance living comfort.

Nearby, there are shops, restaurants, a market, a pharmacy, and a doctor, and the center of Novigrad is just a few minutes' drive or a pleasant walk away. Portorož Airport is located about 30 kilometers away.

This property represents an excellent opportunity for buyers who want to enjoy the Mediterranean lifestyle, close to the sea, with

**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**

quality construction, a functional layout, and all the amenities needed for a comfortable stay throughout the year.

For more information and to schedule a viewing, please