ISTRIA ADRIA
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Code :	16010
Location :	Novigrad
Building size :	78 m2
Garden size :	0.00 m2
Floor :	1
Number of floors :	3
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	1
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2025

Price : 340.000 €

Apartment S5 for sale, with an area of 78.07 m², located on the first floor of a modern residential building with a total of eight apartments.

The apartment has been carefully designed to provide a comfortable and functional space for everyday living. It consists of an entrance hallway, a spacious living room connected to the kitchen and dining area, two bedrooms, a bathroom, and an additional toilet.

A special feature of the apartment is the large terrace of 13.27 m², ideal for relaxation, socializing, and enjoying the outdoors. The terrace is included in the calculation of the net living area with a coefficient of 0.75, which amounts to 9.95 m².

Layout and areas:
hallway, living room, kitchen, and dining area – 31.89 m²
WC – 2.53 m²
bedroom 1 – 12.07 m²
bedroom 2 – 15.68 m²
bathroom – 5.95 m²
terrace – 13.27 m²
net living area – 78.07 m²

The apartment is equipped with air conditioning in every room, while the bathroom features underfloor heating, which further contributes to comfort throughout the year.

The property is located in an attractive area in Novigrad, in a quiet and pleasant environment, while also providing excellent connectivity to the city, beaches, and other well-known Istrian

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destinations.

This apartment represents an excellent choice for year-round living, personal vacation, or as an investment for tourist rental.