

## ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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|                              |               |
|------------------------------|---------------|
| <b>Code :</b>                | 16101         |
| <b>Location :</b>            | Brtonigla     |
| <b>Building size :</b>       | 62 m2         |
| <b>Garden size :</b>         | 0.00 m2       |
| <b>Distance from sea :</b>   | 150 m         |
| <b>Floor :</b>               | 1             |
| <b>Number of bedrooms :</b>  | 2             |
| <b>Number of rooms :</b>     | 2             |
| <b>Number of bathrooms :</b> | 1             |
| <b>Parking :</b>             | Yes           |
| <b>Air conditioning :</b>    | Yes           |
| <b>Energy efficiency :</b>   | Not specified |

Price : 260.000 €

APARTMENT 55 m<sup>2</sup>, 150 M FROM THE SEA - KARIGADOR, NEAR NOVIGRAD

The apartment is located on the first floor of the building, consisting of: living room with kitchen, two bedrooms, and bathroom, with a total area of 55.20 m<sup>2</sup>, which includes a parking space of 13.50 m<sup>2</sup> (PM11) as an ancillary part, and a covered terrace of 7.20 m<sup>2</sup>.

For sale is a beautifully decorated, bright, and spacious two-bedroom apartment with an area of 55 m<sup>2</sup>, located in Karigador, an attractive coastal settlement near Novigrad.

The apartment is situated in a well-built house from 2008, with the facade completely renovated in 2025. It features a modern interior, a pleasant ambiance, and a functional layout.

Advantages of the property:

- The sea and beach are only 150 meters away
- Apartment area of 70 m<sup>2</sup>
- Balcony for relaxing in fresh air
- Private parking space
- Renovated facade of the building in 2025
- Peaceful environment near luxury villas and modern hotels
- Children's playground in close proximity
- Attractive location for vacation and investment

Karigador offers a relaxed Mediterranean atmosphere, proximity to well-maintained beaches, and a pleasant environment for relaxation. Thanks to the closeness to the sea, you do not need a car for daily trips to the beach.

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Novigrad is in the immediate vicinity and provides additional opportunities to enjoy restaurants, cafes, shops, and other amenities. The location is excellent for family vacations, year-round living, or tourist rentals.