

ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
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Code :	16172
Location :	Novigrad
Building size :	82.30 m2
Garden size :	0.00 m2
Distance from center :	900 m
Distance from sea :	700 m
Floor :	Ground floor
Number of bedrooms :	2
Number of bathrooms :	2
Parking :	Yes
Elevator :	Yes
Air conditioning :	Yes
Swimming pool :	Yes
Energy efficiency :	Not specified
Year of construction :	2025

Price : 579.000 €

This modern apartment is located on the ground floor of a high-quality new-build development in Novigrad, offering a perfect blend of functionality, comfort and Mediterranean living.

The spacious open-plan living area combines the kitchen, dining area and living room into a harmonious and airy space, ideal for relaxing and spending quality time with family and friends.

The apartment features two spacious bedrooms, one of which has an en-suite bathroom, providing additional privacy and comfort. A separate storage area offers practical space for organizing and storing belongings.

The living room opens onto a large covered terrace with a summer kitchen, creating an ideal setting for outdoor living throughout the year. The terrace extends into a landscaped garden, offering a pleasant space to relax and enjoy the Mediterranean surroundings.

The property also includes a covered parking space and an additional storage room, further enhancing everyday convenience and functionality.

This property is an excellent choice for family living, holidays or investment, thanks to its modern construction, well-designed layout and attractive outdoor areas.

PROJECT UPDATE - PLANNED CONSTRUCTION OF A COMMUNAL SWIMMING POOL

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A communal outdoor swimming pool measuring approximately 10 × 4–5 m is planned as part of the residential complex. This new amenity will enhance the overall offering and provide an even more enjoyable Mediterranean lifestyle. The pool will feature a heat pump for water heating, an automatic pool cover and ambient night lighting, together with a landscaped sunbathing and relaxation area.

SPECIAL OFFER FOR BUYERS UNTIL 31 DECEMBER 2026

For buyers purchasing apartments by 31 December 2026, the investor will cover the entire cost of constructing the communal swimming pool, at no additional cost to the buyers.

According to the investor's assessment, the completion of this amenity could contribute to an increase of more than 10% in the apartments' market value.

Take advantage of this special offer, valid until 31 December 2026, and secure your property at the current price, with an added benefit that will enhance both the quality of living and the long-term appeal of your investment.

For further information or to arrange a viewing, please feel free to contact us. We will be happy to provide all the details you need and organise a viewing so that you can experience the property's many advantages in person.