



37 m<sup>2</sup> Novigrad, Croatia 298 692 EUR / 7 246 268 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Veronika Pecková**

PROJECT MANAGER

[veronika.peckova@luxent.cz](mailto:veronika.peckova@luxent.cz)

+420 771 255 255

Order number	<b>N7799</b>	Price	<b>298 692 EUR / 7 246 268 CZK</b>
Address	<b>Novigrad, Croatia</b>	Type	<b>Apartments</b>
Disposition	<b>2 + kitchenette</b>	Usable area	<b>37 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>ground floor</b>
Device	<b>No</b>	Parking	<b>Yes</b>
Terrace	<b>Yes</b>	Lift	<b>Yes</b>

## About real estate

We are offering for sale a cozy and stylishly furnished 37 sqm apartment located on the second floor of a modern new building with energy class A/A+ in the picturesque Croatian town of Novigrad. This property is ideal for couples, individuals, or as an investment with high potential for tourist rentals.

The apartment offers an open living space of 18 m<sup>2</sup>, which provides ample space for comfortable living and relaxation. It includes a bedroom with a quiet background for privacy, a dressing room allowing for practical storage, and a closet for storing everything you need. The bathroom is equipped with first-class Hansgrohe and Catalano sanitary ware. Despite its compact dimensions, the interior is bright and airy thanks to large glass windows, ceramic tiles, and top-quality wooden parquet flooring. The living area opens onto a 19 m<sup>2</sup> covered terrace with sea views, where you can relax, dine outdoors, or create an outdoor lounge.

The building is equipped with modern facilities, including an elevator, bicycle storage, a security system, and shared storage rooms. Each apartment has underfloor heating, the possibility of installing solar panels, an outdoor kitchen, and a charging station for electric cars, ensuring comfortable and modern living.

Novigrad is located directly on the Adriatic Sea and offers an authentic Mediterranean atmosphere full of peace and recreation. Nearby are shops, restaurants with quality local cuisine, a promenade, and a marina. Thanks to good transport links, it is easy to travel to the nearest airport, which is an advantage both for personal use and for possible tourist rentals. This apartment thus combines comfortable living, a profitable investment, and a lifestyle in an attractive location in Istria.