

## EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

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<b>Code :</b>	00008
<b>Location :</b>	Novigrad
<b>Building area :</b>	44 m2
<b>Number of bedrooms :</b>	1
<b>Number of bathrooms :</b>	1
<b>Floor :</b>	Ground floor
<b>Distance from the center :</b>	800 m
<b>Distance from the sea :</b>	500 m

**Price : 200.000 €**

### BUILDING

<b>Number of rooms :</b>	2
<b>Energy class :</b>	in preparation
<b>Year of construction :</b>	1997

### AMENITIES

<b>Number of parking spaces :</b>	1
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### HEATING & COOLING

<b>Air conditioning :</b>	Yes
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### INFRASTRUCTURE

<b>Electricity :</b>	Yes
<b>Water :</b>	Yes
<b>Sewerage :</b>	Yes

Located in one of the most desirable areas of Novigrad, in close proximity to the town center and only 500 meters from the sea, this comfortable and well-designed ground-floor apartment is a rare opportunity on the market.

The apartment has a total area of 44 m2 and consists of a living room connected to the kitchen and dining area, one bedroom, and a bathroom. The layout is functional and suitable for everyday living.

A special feature of this property is the spacious 146 m2 garden, which adds significant value and offers a high level of privacy. The garden includes a barbecue area and provides ample space for outdoor relaxation, social gatherings, or creating a private green retreat.

Thanks to its excellent location, the apartment is an ideal choice for year-round living, as well as for tourist rental or holiday use.

All essential amenities are located nearby, including beaches, promenades, cycling paths, shops, restaurants, cafés, and a school, making this property both practical and attractive.

A property that successfully combines peace, functionality, and a prime location — a rare opportunity in Novigrad.



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Dear Buyers, property viewings are possible upon prior signing of a viewing record, which serves as the basis for any further steps related to the purchase process and for the calculation of the agency fee in accordance with applicable law. As an authorised real estate broker, EURO PARTNER d.o.o. charges the buyer a brokerage fee of 3% + VAT of the agreed purchase price upon conclusion of the preliminary agreement or sale contract.