

## EURO PARTNER

Mate Vlašića 20, 52440 Poreč

e-mail: office@europartner.hr

web: europartner.hr

info: +385 98 923 6402



<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
-----------------------------------	---

### HEATING & COOLING

<b>Air conditioning :</b>	Yes
---------------------------	-----

### 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.