

## ISTRA, NOVIGRAD - Stan u prizemlju sa vrtom, blizina mora!, Novigrad, Flat



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: [info@dux-nekretnine.hr](mailto:info@dux-nekretnine.hr)  
First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, NOVIGRAD - Stan u prizemlju sa vrtom, blizina mora!
Property for:	Sale
Property area:	95 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	3
Bathrooms:	1
Terrace area:	33 m <sup>2</sup>
Price:	454,250.00 €
Updated:	Jul 08, 2024

### Condition

Newbuild:	yes
Built:	2023



### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Novigrad
City area:	Novigrad
ZIP code:	52466

### Permits

Ownership certificate:	yes
------------------------	-----

### Description

Description:	ISTRIA, NOVIGRAD - Apartment on the ground floor with a garden, close to the sea! We offer an apartment on the ground floor of the building, located in a quiet location only 500 meters from the sea and a ten-minute easy walk from the city center. The apartment has a total of 95.30m <sup>2</sup> and consists of two bedrooms, an open concept kitchen and living room, one bathroom and a covered terrace of 33m <sup>2</sup> . What sets this property apart is the large covered terrace of 33 m <sup>2</sup> and its own yard of 91.22 m <sup>2</sup> . Here you can enjoy fresh air, sun rays and spending time with family and friends. Underfloor heating was installed using 12V electricity. For warmer days, 3 air conditioning units (one in the living room and each in the bedroom) will take care of it. A separate entrance makes this property even more
--------------	---

attractive, giving you the feeling of your own oasis. The apartment also includes two parking spaces of 12.50m<sup>2</sup> (labels S2a and S2b) located right in front of the apartment, which eliminates the need to search for a parking space and ensures practicality and safety. A covered terrace and garden add additional space for relaxation and entertainment. The building has a total of 8 apartments. This property provides everything you need for comfortable living, whether you are looking for a new home or an investment that will pay off quickly. The planned completion of construction is at the end of 2023. The apartment is sold furnished. Dear clients, the agency commission is charged in accordance with the General Business Conditions: [www.dux-nekretnine.hr/opci-uvjeti-poslovanja](http://www.dux-nekretnine.hr/opci-uvjeti-poslovanja) ID CODE: 26182

### Additional contact info

Reference Number: 551102  
Agency ref id: 26182