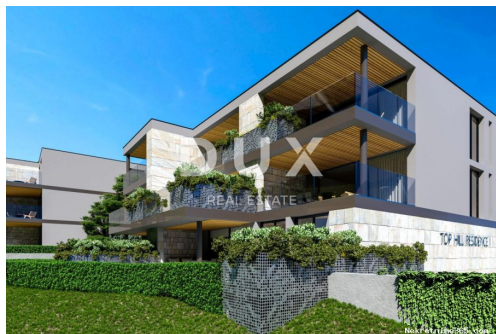


## ISTRA, NOVIGRAD - Stan s vrtom u luksuznoj novogradnji, Novigrad, Flat



### Seller Info

Name: Agencija Dux nekretnine  
E-mail: 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 s vrtom u luksuznoj novogradnji
Property for:	Sale
Property area:	117 m <sup>2</sup>
Number of Floors:	2
Bedrooms:	3
Bathrooms:	2
Garden area:	8 m <sup>2</sup>
Terrace area:	17 m <sup>2</sup>
Price:	604,539.00 €
Updated:	Nov 25, 2024

### Condition

Newbuild:	yes
Built:	2024

### Location

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

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Elevator:	yes
Energy efficiency:	A+



### Parking

Number of parking spaces:	7
Covered parking space:	yes

## Description

Description:

ISTRIA, NOVIGRAD - Apartment with a garden in a luxurious new building Novigrad, once a quiet fishing village, has become over the years an attractive destination for tourists from all over Europe and the world, many of whom return regularly. Becoming one of the most desirable places for tourist stay and vacation, Novigrad has preserved its irresistible charm of a quiet fishing town, that recognizable, almost intimate atmosphere, so characteristic of small Mediterranean towns. Novigrad, a small Mediterranean town, is an architectural pearl full of historical landmarks, rich cultural heritage, preserved natural beauty, but also superb gastronomic delicacies and other attributes. The Novigrad riviera on the west coast of Istria stretches from Dajla to the mouth of the Mirna river, and is adorned with an indented, low and accessible coast of rocky and pebble beaches. In the residential part of Novigrad, near the sea and all commercial, cultural, educational and recreational facilities, a building of modern design is under construction, which extends through the ground floor and two floors and contains a total of 8 residential units. In the construction, durable and reliable materials are used, which guarantee long-term satisfaction and security of housing, while the space planning of each floor was carried out in detail, which resulted in a high-quality layout of the rooms. The combination of aesthetics, functionality and comfort is the goal with which all apartments are designed. The contemporary style is aligned with the latest trends in interior decoration, with an emphasis on decent and unobtrusive details refined with warm shades of natural colors. The combination of traditional materials and contemporary design leaves an impression of luxury highlighted by details such as first-class oak parquet, large-format first-class ceramic tiles, high-quality sanitary equipment from renowned manufacturers. Such an interior, in natural texture and warm shades, unobtrusively radiates welcome, while high ceilings and clean straight lines with large glazed walls further emphasize the spaciousness. The object of sale is an apartment located on the ground floor of the building. The net square footage with calculated coefficients is 117.93 m<sup>2</sup>, while the gross square footage is 234.30 m<sup>2</sup> and includes a residential area of 87 m<sup>2</sup>, a covered terrace of 25.4 m<sup>2</sup>, an uncovered terrace of 17.2 m<sup>2</sup>, a garden of 88.8 m<sup>2</sup>, a storage room on the ground floor of the building with an area of 3.4 m<sup>2</sup> and a covered parking space with an area of 12.5 m<sup>2</sup>. The apartment consists of two bedrooms, two bathrooms, a hallway, a storage room and an open concept space that unites the living room, dining room and kitchen with access to the terrace and garden. This luxurious new building is an ideal opportunity for a comfortable family life as well as an investment for the purpose of tourist rental. The planned date of completion of the works is scheduled for May 2025. The stated price of the property refers to the final level of execution without furniture, which allows for final decoration according to one's own wishes and preferences. The seller of the property in question is a legal entity. 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: 35310

## Additional contact info

Reference Number: 691342  
Agency ref id: 35310  
Contact phone: +385 92 235 9472