

Code :	11468
Location :	Novigrad
Building size :	109 m2
Distance from center :	1000 m
Distance from sea :	1000 m
Distance from airport :	75 km
Floor :	1
Number of floors :	1
Number of bedrooms :	2
Number of bathrooms :	2
Seaview :	Yes
Parking :	Yes
Garage :	Yes
Storage :	Yes
Air conditioner :	Yes
Elevator :	Yes
Central heating :	Yes
Energy efficiency :	Not specified
Year of construction :	2025

Price :
594.518 €

Located in a quiet suburb of Novigrad, just a short distance from the town center, this high-end newly built apartment combines modern design, top-quality construction, and functionality, making it the perfect choice for those seeking a contemporary home or a luxury vacation property on the Istrian coast.

The apartment spans 109 square meters and has been thoughtfully designed to meet high standards of comfort and style. The spacious open-plan living area includes a kitchen, dining room, and a cozy lounge with direct access to a large covered terrace of 21 m², equipped with a summer kitchen—an ideal setting for relaxing outdoors, whether enjoying warm summer evenings or a peaceful morning coffee.

There are three generously sized bedrooms, each with its own en-suite bathroom, ensuring maximum privacy and comfort for all residents or guests. Additionally, the apartment includes a private storage room and two dedicated parking spaces, one of which is covered—a valuable convenience for everyday living.

Special attention has been given to the choice of materials and technical solutions. Underfloor heating and air conditioning in every room provide year-round climate control, while the modern architectural style enhances the property’s aesthetic appeal. The building is equipped with an elevator and is fully accessible to





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people with disabilities, adding to the overall comfort and practicality.

The property offers a partial sea view and is situated in a peaceful street, making it highly desirable for those seeking tranquility without sacrificing proximity to urban amenities.

This apartment is sold unfurnished and is part of the VAT system, meaning the buyer is exempt from paying real estate transfer tax. The completion of construction is planned for 2025, and the price includes a “turnkey” delivery, allowing the future owner to move in without any additional investment.

This modern, high-quality new development in Novigrad is a perfect investment opportunity for those looking for a well-balanced property in terms of location, quality, and functionality—whether for personal use or as a long-term investment in one of Croatia’s most attractive coastal regions.

Note: If the buyer, after viewing (physical access/personal visit) the property in question with the agency "Manuel Estate d.o.o." made the final decision to buy it and conclude the sale with the owner of the property, he is obliged to pay the agency commission in the amount of 3% + VAT of the total purchase price.