M.I N. Aquila d.o.o.
Porporela 9, 52466 Novigrad
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Location :	Novigrad
Code :	01596
Building size :	85 m2
Lot size :	40 m2
Distance from center :	450 m
Distance from sea :	100 m
Distance from beach :	350 m
Seaview :	Yes
Parking :	Yes
Garage :	No
Basement :	No
Storage room :	No
Floor :	Ground floor
Number of stories :	2
Number of floors :	1
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	2
Year of construction :	2027
Energy efficiency :	processing

Price :	4.762.500 Kn
Price :	635.000 €

A modern ground-floor apartment for sale in Novigrad, located in the central part of a small residential building with four apartments in total. The location is convenient: the marina is approximately 100 m away in a straight line, the beach around 350 m, and Novigrad town centre around 450 m.

The apartment offers 84.34 m² of calculated usable area and a functional layout comprising two bedrooms, a bathroom, a separate WC, and a spacious living area with a kitchen and dining area.

The 29.62 m² living area connects to the outdoor space, making it easy to enjoy the terrace and garden.

Terrace and Garden

A key feature is the large covered terrace of 20.32 m², ideal for dining outdoors, socialising or relaxing in the shade. The apartment also has its

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own 40.70 m² garden, providing additional private outdoor space.

Additional Features

The apartment comes with two parking spaces, a valuable advantage so close to the marina and town centre. Thanks to its ground-floor position, private garden and spacious covered terrace, the apartment is suitable for year-round living, holidays or as an investment for tourist rental.