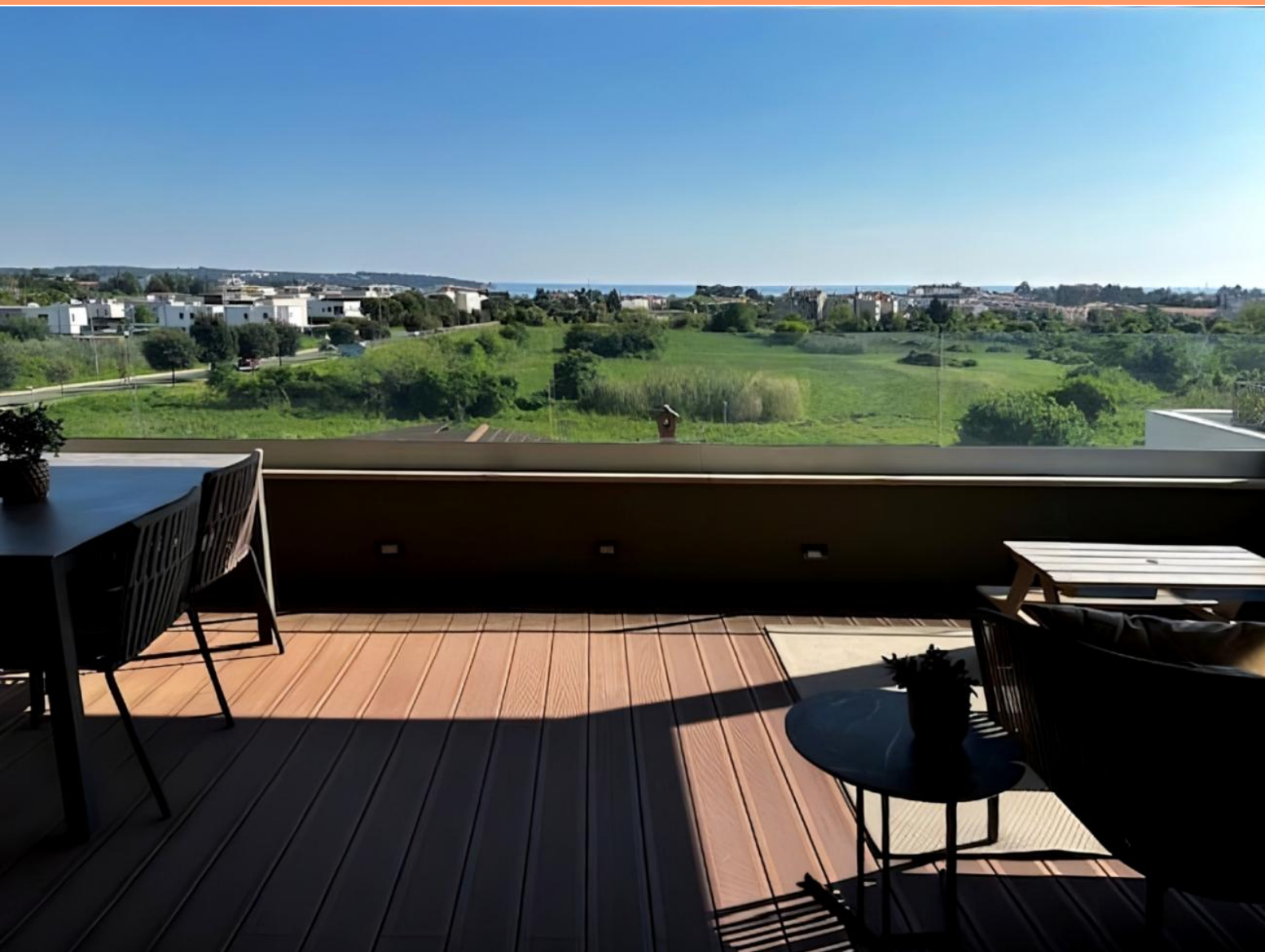


# Apartment

## Novigrad, Istria



<b>Ref</b>	RE-U-45566
<b>Type</b>	Apartment
<b>Region</b>	Istria > Umag
<b>Location</b>	Novigrad
<b>Front line</b>	No
<b>Sea view</b>	Yes
<b>Distance to sea</b>	750 m
<b>Floorspace</b>	119 sqm
<b>No. of bedrooms</b>	2

# Apartment

## Novigrad, Istria



**No. of bathrooms**

2

**Price**

€ 599 000

# Apartment

## Novigrad, Istria



Luxury sea view apartment for sale in Novigrad, located just 750 meters from the Adriatic Sea in one of the most desirable residential areas on the western coast of Istria.

Once a quiet fishing village, Novigrad has evolved into a prestigious Mediterranean destination known for its preserved old town charm, rich cultural heritage, excellent gastronomy, and high quality of life, making it highly attractive for both permanent residence and holiday property investment in Croatia.

Situated on the Novigrad Riviera, which stretches from Dajla to the mouth of the Mirna River and features an indented coastline of rocky and pebble beaches, the property enjoys proximity to the sea as well as easy access to shops, restaurants, schools, cultural attractions, sports facilities, and all essential amenities. This location offers the perfect balance between peaceful coastal living and the vibrant lifestyle of a popular tourist destination.

The apartment is located on the second floor of a modern residential building of contemporary design comprising only eight residential units, ensuring privacy and a boutique living environment. Constructed with high-quality, durable materials and carefully planned layouts, the building guarantees long-term comfort, safety, and energy efficiency.

With a total area of 119 sq.m., the elegantly furnished apartment features a functional and sophisticated interior design. It consists of two bedrooms, one of which has access to a closed terrace, two modern bathrooms, and a spacious open-concept living area that integrates the living room, dining area, and fully equipped kitchen. This central living space opens onto a large terrace covered by a pergola with a summer kitchen, creating an ideal environment for outdoor dining, entertaining, and enjoying the Mediterranean climate with partial sea views.

The property is equipped with underfloor heating, ceiling cooling, an alarm system, and video surveillance, ensuring year-round comfort and security. Two private parking spaces are included, adding convenience and value, particularly during the busy tourist season.

This modern and refined apartment represents an excellent opportunity for comfortable family living, a luxury holiday home by the sea, or a high-return investment for tourist rentals in Novigrad, one of the most sought-after real estate markets in Istria known for its strong demand and long-term appreciation potential.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

### **Property advantages:**

Floor heating

# Apartment

## Novigrad, Istria



Urbanized  
Modern

# Apartment

## Novigrad, Istria



Price per m<sup>2</sup>:  
5.034 €

Average price/m<sup>2</sup> of this type  
in this region:  
4.693 €

Median price/m<sup>2</sup> of this type  
in this region:  
4.685 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4.594 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
4.219 €

# Apartment Novigrad, Istria



# Apartment

## Novigrad, Istria



# Apartment

Novigrad, Istria



# Apartment

## Novigrad, Istria

