




EXCLUSIVE SPACIOUS APARTMENT IN THE CENTER OF NOVIGRAD, 50m FROM THE SEA

 Centar, Novigrad

 **209,900 €**
2,164 €/m²



The County of Istria is famous as one of the most suitable regions for living, and offers many natural beauties supported by a warm Mediterranean climate and a very cordial resident population. Administration in the western part of Istria is located in Novigrad, a city known for its romantic sunsets, which turned from a once peaceful fishing village into an irresistible tourist destination with its long-standing tradition, natural beauty, increasingly rich content and better infrastructure over the years, becoming an increasingly sought-after place for housing, and also a very convenient destination for foreign and domiciled investors.



Right in the center of Novigrad is this spacious three-room apartment on the first floor with an area of 97 m². As can be seen in the pictures, the apartment requires a complete renovation, it has an ideal orientation and is located in a historic stone building in the old town center. The apartment consists of an entrance hall with a corridor, a bathroom with a living room window, a spacious kitchen area with a dining area, two comfortable bedrooms, one of which has access to a beautiful terrace of 20 m², another smaller room that can be used as a third bedroom. room and storage room on the ground floor of 10 m². The apartment has very high ceilings, which adds to the feeling of spaciousness, all the walls are partitions, which means that the future owner can furnish the apartment as he wishes without any restrictions, the other walls are stone, which also offers the possibility of rustic decoration of the building. In addition to its spaciousness and lightness, the apartment's value is also enhanced by its irreplaceable location in the very center, close to all amenities such as a bank, post office, restaurant, shop, beach, promenade, kindergarden, school, and the like.

The mentioned apartment represents a very interesting real estate due to its surface area, usability and irreplaceable location, and it offers a great possibility for the future buyer in terms of enjoying the same for daily living, as well as a great possibility of adapting it for engaging in the catering activity of renting with a guarantee of a very quick return of invested funds.

FOR ALL OTHER INFORMATION, CALL AT:

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Licensed agent

Summary

LOCATION	Centar, Novigrad	PROPERTY ID	2135
PRICE	209,900 €	TYPE	Flat
FLAT TYPE	Three rooms	AREA	97 m ²
YEAR BUILT	1760.	YEAR RENOVATED	1990.
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	3
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	-
POOL	-	VIEW AT	Sea and greenery
ACCESS ROAD	-	JOINED ROOMS	Pantry
CEILING HEIGHT	300 cm	ELEVATOR	-
HEATING	Air conditioning, Wood stove	JOINERY	Wooden, Very good
WALLS MATERIAL	Stone	WALLS CONDITION	-
TILES	-	PARQUET	Good
FACADE	Good	ROOF	Channels



INTERNAL STAIRS	Good	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-



Extra features

- Terrace
- Pantry
- Common rooms
- Sea View

Infrastructure

- Electricity
- Water
- Sewerage
- Phone line

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