ID: 3481

APARTMENT FOR SALE IN THE CENTRE OF NOVIGRAD JUST A FEW MINUTES FROM THE SEA

Centar, Novigrad

199,000 €
4,146 €/m^2







Novigrad is a town that perfectly combines authentic Mediterranean charm with modern infrastructure, making it highly sought after by both domestic and international property buyers. It is renowned for its well-preserved historic old town, marina, excellent gastronomy, numerous cultural and sporting events held throughout the year, and its outstanding quality of life. Its proximity to the motorway, Slovenia, and Italy further enhances its appeal, while its well-developed tourist infrastructure and consistent demand for accommodation make Novigrad one of the most desirable destinations for holidays, year-round living, and real estate investment.

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Situated in one of the most desirable towns in Istria, this apartment enjoys an excellent location in Novigrad, just a few minutes' walk from well-maintained beaches, restaurants, cafés, and all amenities required for comfortable everyday living or a relaxing holiday. The apartment is located on the third floor of a residential building and has a total living area of 48 m².

The layout is practical and functional, comprising two bedrooms, a living room with an open-plan kitchen and dining area, and a bathroom. The property was fully renovated in 2023 and is being sold fully furnished, ready for immediate occupancy or continued tourist rental without additional investment. It features PVC windows, high-quality ceramic flooring, Norwegian electric radiators, and air conditioning for year-round comfort.

This property represents an excellent opportunity for buyers seeking the ideal combination of a private holiday home and a secure investment. The apartment is already successfully operating as a holiday rental, holds an official rental categorisation, and achieves an impressive 95% occupancy rate during the tourist season, allowing the future owner to continue an established rental business immediately. Thanks to its sought-after location near the sea, complete furnishings, and immediate usability, this is a property offering long-term value and excellent investment potential.

FOR FURTHER INFORMATION:

+385 99 297 5400
matea.tomisic@family-nekretnine.hr

Matea Tomišić
Real Estate Assistant
Family Nekretnine d.o.o.

Summary

LOCATION	Centar, Novigrad	PROPERTY ID	3481
PRICE	199,000 €	TYPE	Flat
FLAT TYPE	Three rooms	AREA	48 m²
YEAR BUILT	-	YEAR RENOVATED	2023.
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	3	BEDROOMS	2
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	-
POOL	-	VIEW AT	City
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning	JOINERY	Excellent, PVC
WALLS MATERIAL	-	WALLS CONDITION	-

TILES	-	PARQUET	-
FACADE	Good	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-

Infrastructure

- Electricity
- Water
- Sewerage

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