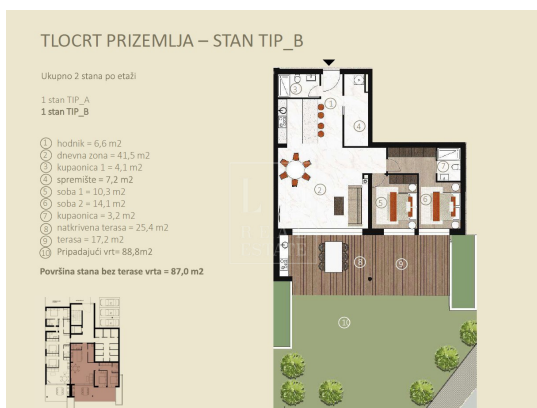
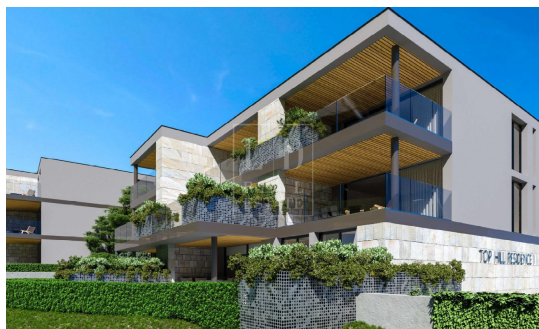




**LD REAL ESTATE**  
**Ulica Murve 76, 52466 Novigrad**  
**e-mail: info@ld.hr**  
**web: ld.hr**  
**info: +385 98 312 983**



|                               |                      |
|-------------------------------|----------------------|
| <b>Code :</b>                 | 00093                |
| <b>Location :</b>             | Novigrad             |
| <b>Building size :</b>        | 118 m <sup>2</sup>   |
| <b>Garden size :</b>          | 88.00 m <sup>2</sup> |
| <b>Distance from center :</b> | 1100 m               |
| <b>Distance from sea :</b>    | 1000 m               |
| <b>Floor :</b>                | Ground floor         |
| <b>Number of floors :</b>     | 3                    |
| <b>Number of bedrooms :</b>   | 2                    |
| <b>Number of rooms :</b>      | 3                    |
| <b>Number of bathrooms :</b>  | 2                    |
| <b>Seaview :</b>              | Yes                  |
| <b>Parking :</b>              | Yes                  |
| <b>Basement :</b>             | Yes                  |
| <b>Elevator :</b>             | Yes                  |
| <b>Air conditioning :</b>     | Yes                  |
| <b>Energy efficiency :</b>    | A+                   |
| <b>Year of construction :</b> | 2025                 |

**Price :** 604.000 €

A modern apartment for sale in a prime position overlooking the sea.

The apartment is located on the ground floor and consists of a living room, dining room, 2 bedrooms, 2 bathrooms and a 42.6 m<sup>2</sup> terrace/veranda connected to both rooms and the living room. Part of the terrace is covered.

The 88 m<sup>2</sup> garden offers the possibility of staying and enjoying the outdoors.

The apartment has a storage room of 7.2 m<sup>2</sup> and a covered parking space with preparation for an electric charger for cars. The apartment has a Daikin cooling and heating system with 3 indoor units and preparation for underfloor heating. The system is managed via smartphone and thermostats in each room. We are at your disposal for other questions.