

REN Nekretnine

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Location :	Novigrad
Code :	05705
Object area :	86.00 m2
Land area :	60.00 m2
Distance from center :	150 m
Distance from sea :	150 m
Seaview :	No
Parking :	Yes
Garage :	No
Basement :	No
Floor :	Ground floor
Number of floors :	2
Number of bedrooms :	2
Number of bathrooms :	2
Year of construction :	1980
Additional building potential :	No

Price :	3.262.500 Kn
Price :	435.000 €

Located in one of the most sought-after areas of Novigrad, just 150 meters from the sea and a beautifully maintained beach, this spacious ground-floor apartment represents a rare opportunity for both comfortable living and an excellent investment.

The apartment offers 87 m² of living space and is currently arranged as one spacious home. It features a large living room, a kitchen with dining area, two bedrooms (one currently used as a home office), two bathrooms, and an additional living room with pre-installed connections for a second kitchen.

Its greatest advantage lies in the ownership documentation – the property is legally registered as two separate residential units (50.80 m² and 36.27 m²). This gives the future owner complete flexibility to use it as one large apartment or easily separate it into two independent units, ideal for combining private living with holiday or long-term rental.

The apartment is equipped with central heating and air conditioning. A true rarity in the center of Novigrad are the two private parking spaces and a private outdoor area, adding exceptional value to the proper...