

FOR SALE

TOP HILL
RESIDENCE



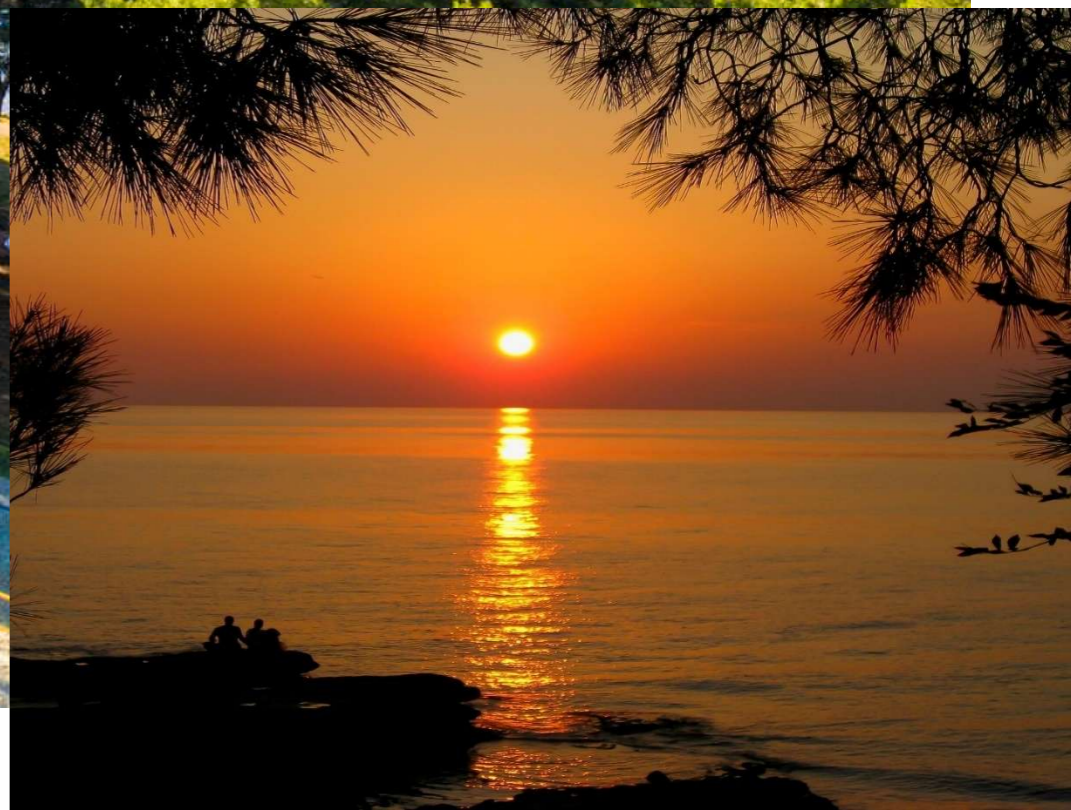
TOP HILL RESIDENCE I&II

Novigrad

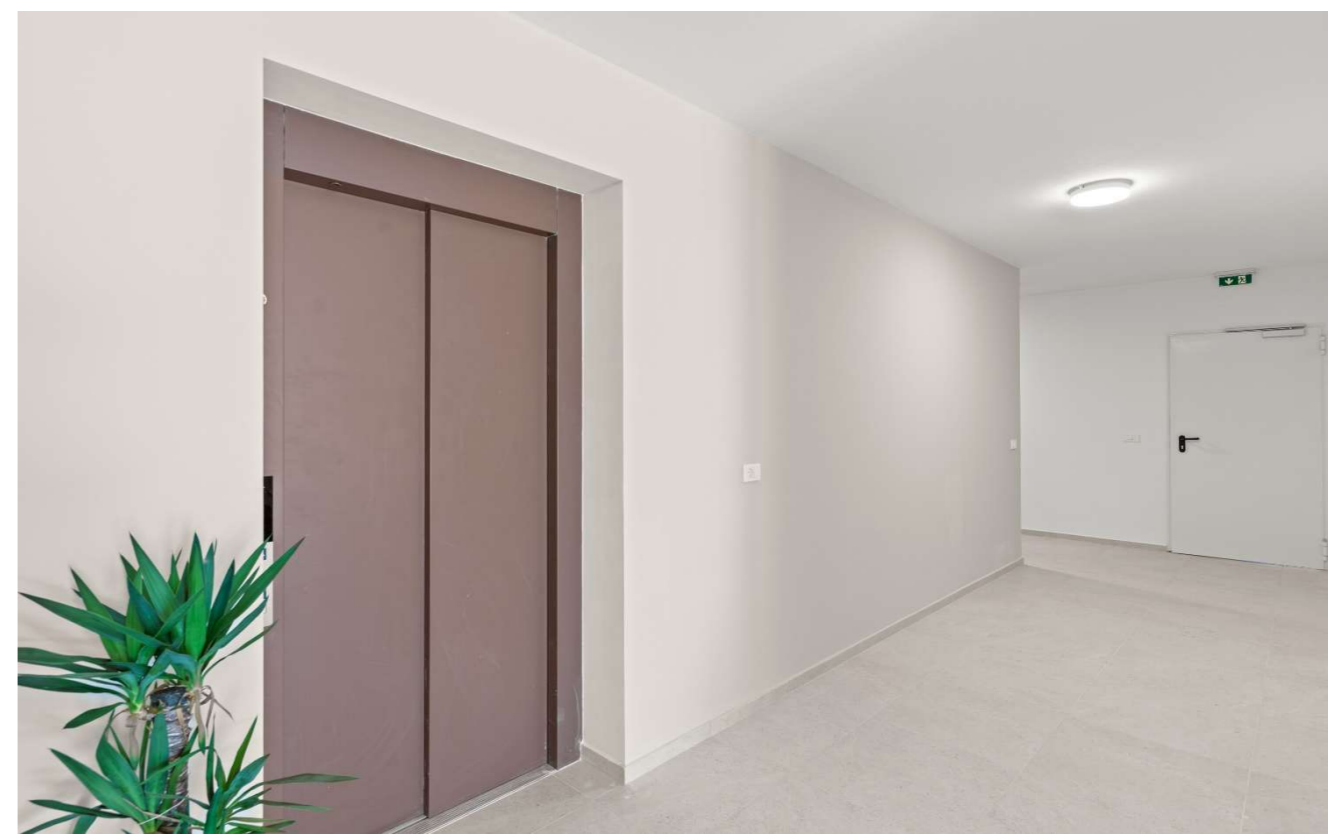


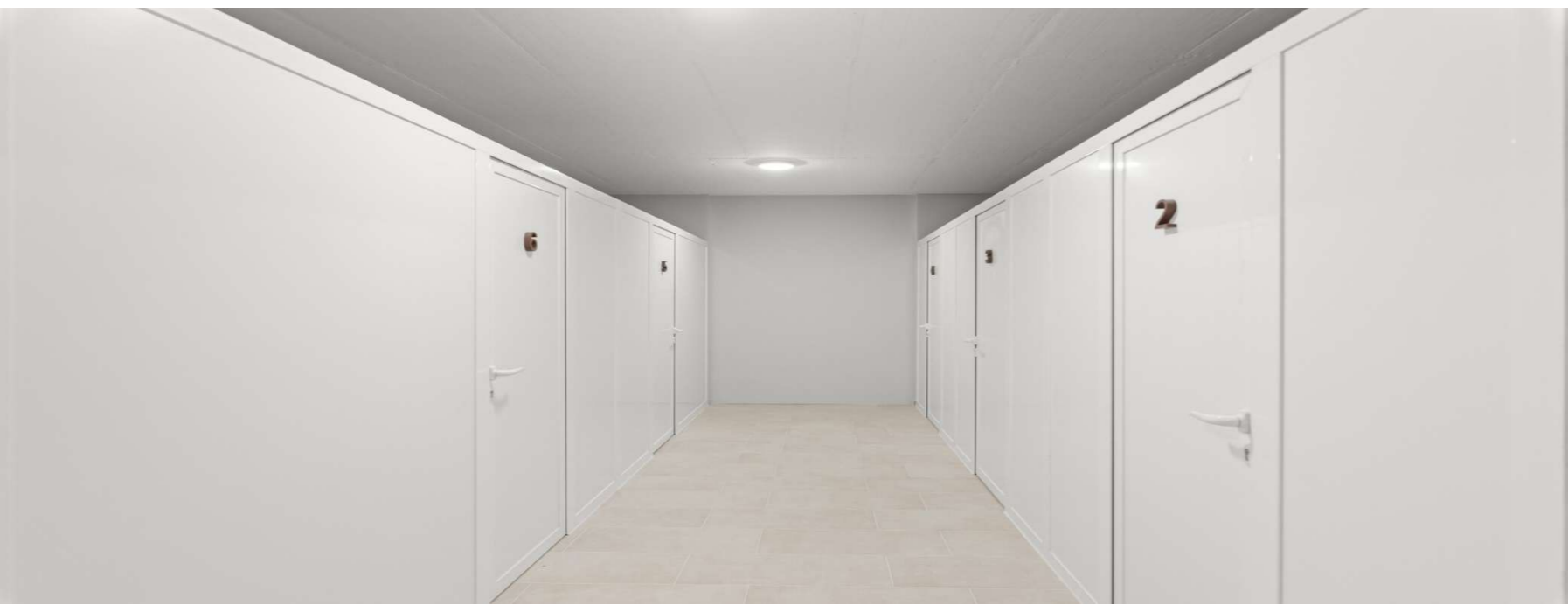
NOVIGRAD-CITTANOVA, ISTRIA, CROATIA





NOVIGRAD-CITTANOVA, ISTR, CROATIA

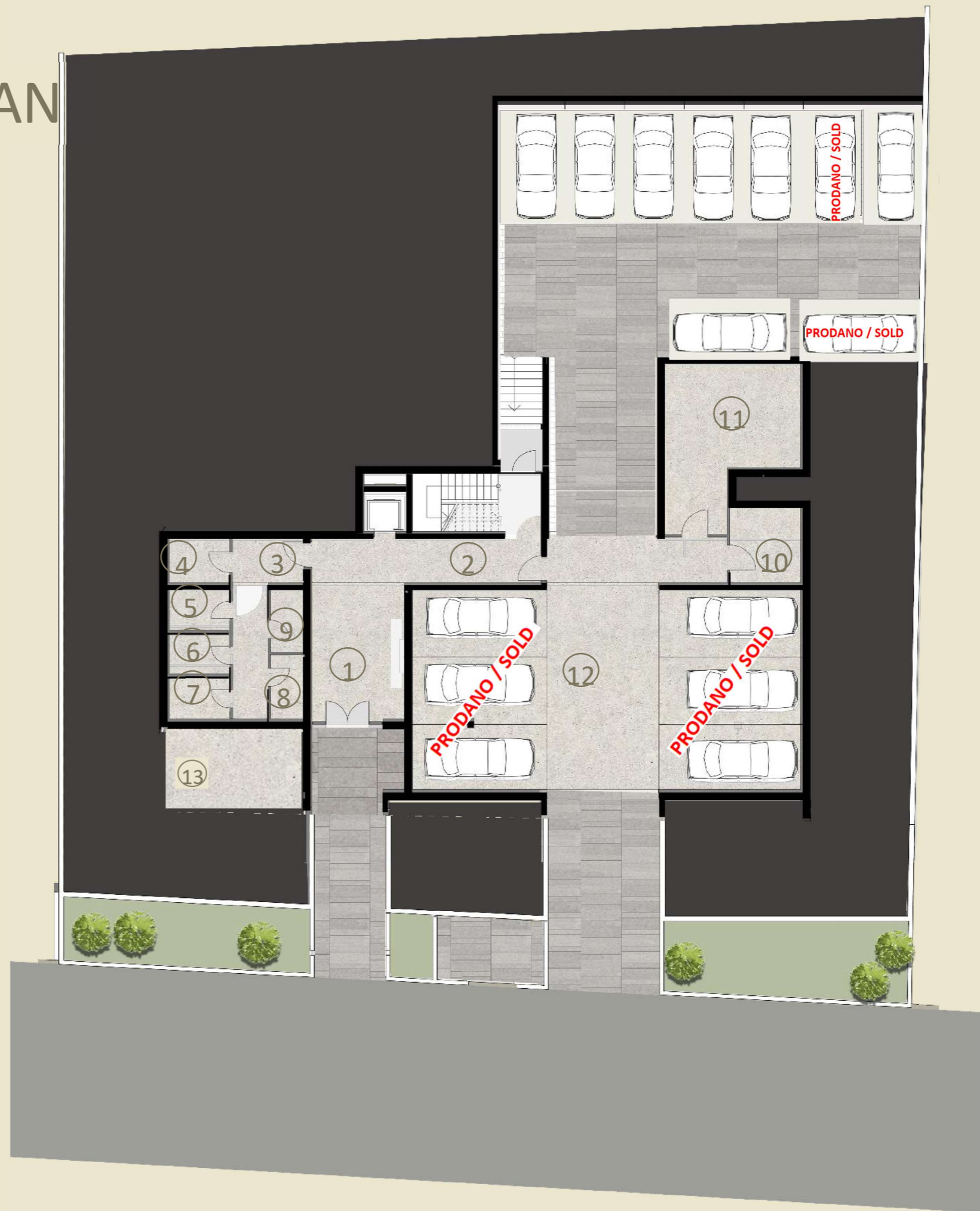




BASEMENT FLOOR PLAN

- 8 storage
- 6 Parking plot in garage
- 9 Parking plot

- ① entrance
- ② holl
- ③ holl
- ④ storage
- ⑤ storage
- ⑥ storage
- ⑦ storage
- ⑧ storage
- ⑨ storage
- ⑩ storage
- ⑪ storage
- ⑫ garage
- 13 bike room



GROUND FLOOR PLAN

9 parking plot
3 apartment



GROUND FLOOR PLAN

TOTAL OF 3 APARTMENTS

APARTMENT 1

APARTMENT 1	m2	koef.	m2
INTERIOR AREA	82.10	1.00	82.10
COVER TERRACE	22.33	0.50	11.17
GARDEN	132.37	0.10	13.24
STORAGE	5.28	0.75	3.96
PARKING 1XCOVER	14.00	0.25	3.50
PARKING 1X	15.26	0.10	1.53
TOTAL m2	271.34		115.49

Klik: [STAN 1 – Top Hill Residence II](#)

APARTMENT 2

APARTMENT 2	GROSS / m2	koef.	NET / m2
INTERIOR AREA	80.50	1.00	80.50
COVER TERRACE	54.70	0.75	41.03
GARDEN	26.96	0.10	2.70
STORAGE	5.02	0.75	3.77
PARKING 2XCOVER	28	0.25	7.00
TOTAL m2	195.18		134.99

Klik: [STAN 2 – Top Hill Residence II](#)

APARTMENT 3

APARTMENT 3	GROSS / m2	koef.	NET / m2
INTERIOR AREA	82.31	1.00	82.31
COVER TERRACE	24.00	0.50	12.00
GARDEN	147.80	0.10	14.78
STORAGE	4.95	0.75	3.71
PARKING 1XCOVER	12.50	0.25	3.13
TOTAL m2	271.56		115.93

Klik: [STAN 3 – Top Hill Residence II](#)



1. FLOOR PLAN

TOTAL OF 3 APARTMENTS

APARTMENT 4

APARTMENT 4	GROSS / m2	koef.	NET / m2
INTERIOR AREA	82.04	1.00	82.04
COVER TERRACE	21.56	0.50	10.78
STORAGE	5.04	0.75	3.78
PARKING 1XCOVER	14.00	0.25	3.50
TOTAL m2	122.64		100.10

Klik: [STAN 4 – Top Hill Residence II](#)

APARTMENT 5

PRODANO / SOLD

APARTMENT 6

APARTMENT 6	GROSS / m2	koef.	NET / m2
INTERIOR AREA	82.77	1.00	82.77
COVER TERRACE	24.18	0.50	12.09
STORAGE	0.00	0.75	0.00
PARKING 1XCOVER	15.00	0.20	3.00
TOTAL m2	121.95		97.86

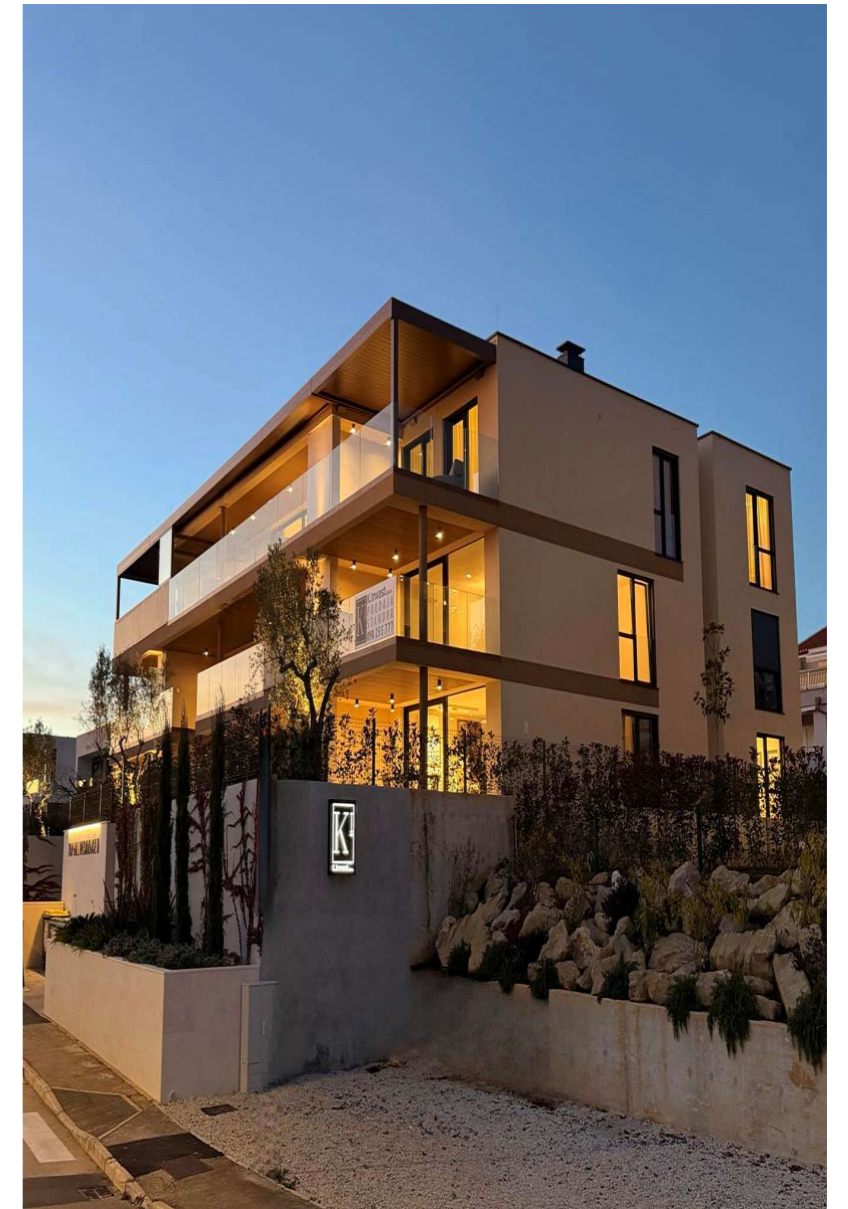
Klik: [STAN 6 -Top Hill REsidence II](#)



2. FLOOR PLAN

TOTAL OF 2 APARTMENTS





GROUND FLOOR PLAN

TOTAL OF 2 APARTMENTS

8 storage

13 Parking plot

APARTMENT 1

APARTMENT 1	GROSS / m2	koef.	NET / m2
INTERIOR AREA	100.69	1.00	100.69
COVER TERRACE	24.26	0.50	12.13
GARDEN	180.90	0.10	18.09
STORAGE	3.07	0.75	2.30
PARKING 1XCOVER	15.00	0.25	3.75
PARKING 1X	15.00	0.10	1.50
TOTAL m2	338.92		138.46

Klik: [STAN 1 -Top Hill Residence I](#)

- ① entrance
- ② holl
- ③ storage
- ④ storage
- ⑤ storage
- ⑥ storage
- ⑦ storage
- ⑧ storage
- ⑨ storage
- ⑩ storage

APARTMENT 2

APARTMENT 2	GROSS / m2	koef.	NET / m2
INTERIOR AREA	82.50	1.00	82.50
COVER TERRACE	27.41	0.50	13.71
NON COVER TERRACE	17.62	0.25	4.41
GARDEN	113.00	0.10	11.30
STORAGE	4.45	0.75	3.34
PARKING 2XCOVER	27.50	0.25	6.88
TOTAL m2	272.48		122.12

Klik: [STAN 2 -Top Hill Residence I](#)



1. FLOOR PLAN

TPTAL OF 3 APARTMENTS

APARTMENT 3

APARTMENT 3	GROSS / m2	koef.	NET / m2
INTERIOR AREA	100.99	1.00	100.99
COVER TERRACE	18.85	0.50	9.43
NON COVER TERRACE	5.32	0.25	1.33
STORAGE	3.09	0.75	2.32
PARKING 2XCOVER	25.00	0.25	6.25
TOTAL m2	153.25		120.31

Klik: [STAN 3 – Top Hill Residence I](#)

APARTMENT 4

PRODANO / SOLD

APARTMENT 5

APARTMENT 5	GROSS / m2	koef.	NET / m2
INTERIOR AREA	77.10	1.00	77.10
COVER TERRACE	21.35	0.50	10.68
STORAGE	4.20	0.75	3.15
PARKING 1XCOVER	12.50	0.25	3.13
TOTAL m2	115.15		94.05

Klik: [STAN 5 – Top Hill Residence I](#)



2. FLOOR PLAN

TOTAL OF 3 APARTMENTS

APARTMENT 6

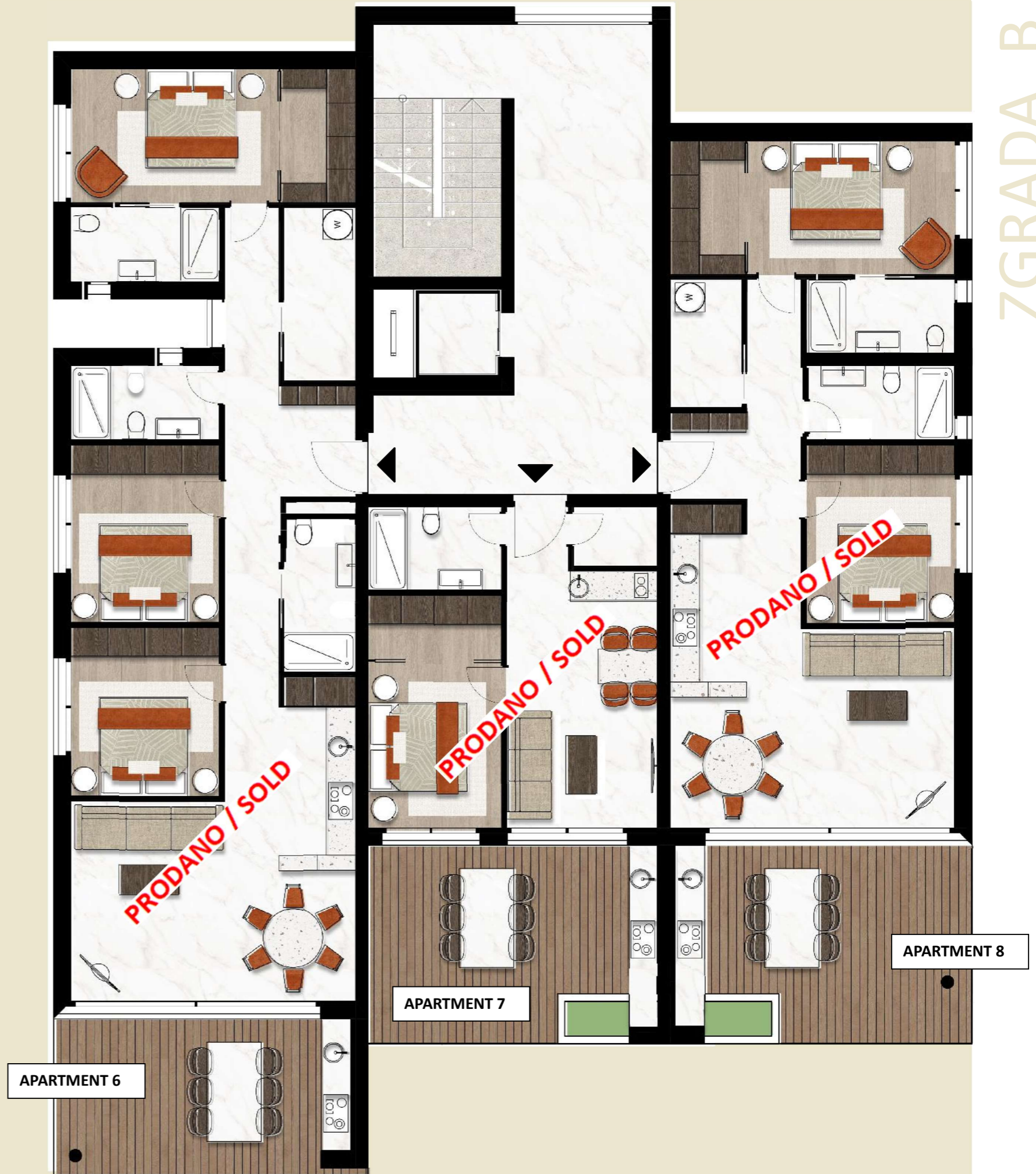
PRODANO / SOLD

APARTMENT 7

PRODANO / SOLD

APARTMENT 8

PRODANO / SOLD



ZGRADA_B





VIZUALIZACIJE





HR-Oprema:

- Zgrada A/A+ energetske učinkovitosti
- Keramika I.klase veće dimenzije
- Parket I.klase veće dimenzije
- Protuprovalna i protupožarna vrata
- Sanitarije marke Pafoni i Catalano
- Video parlafon
- Video sigurnosni sistem ulaza
- Ograđeno odlaganje otpada
- Ulazna pješačka kapija
- Ulazna kolna kapija
- Spremišta za svaki stan
- Bike room
- Unutarnje parkiranje
- Natkriven parking ili garaže
- Podno grijanje u dnevnom boravku
- Priprema za krovne solarne panele
- Priprema za elektro punjače auta
- Komplet vanjska rasvjeta stanova i zgrade
- Široki ulazni hol
- Dizalo (lift) Schindler
- PVC/ALU stolarija
- WPC Decking obloge na terasama
- Obloga stropa terasa u WPC dekingu
- Priprema za kuhinju na terasi
- Priključak za kamin
- Odvod za svaku napu do izlaza na fasadu ili krov
- Automatsko navodnjavanje zajedničkih zelenih površina
- Automatsko navodnjavanje zelenih površina stanova u prizemlju

ENG-equipment:

- Building A/A+ energy efficiency
- Class I ceramics of larger dimensions
- Class I parquet with larger dimensions
- Anti-theft and fire doors
- Pafoni and Catalano sanitary equipment
- Video intercom
- Video security system at the entrance
- Fenced waste disposal
- Entrance pedestrian gate
- Entrance car gate
- Storage for each apartment
- Bike room
- Indoor parking
- Covered parking or garages
- Floor heating in living area and bathrooms
- I. phase for roof solar panels mdsjfhjdfhdhg
- Electric car chargers infrastructure
- Complete exterior lighting of apartments and buildings
- Wide entrance hall
- Elevator Schindler
- PVC/ALU carpentry
- WPC Decking coverings on the terraces
- WPC Decking terrace ceiling
- Installation for the kitchen on the terrace
- Fireplace connection
- Drain for each hood to the exit to the facade or roof
- Automatic irrigation of common green areas
- Automatic irrigation of the green areas for the apartments on the ground floor
- DAIKIN A/C multisplit in every room

● BUILDING PLOTS - SUN SEBASTIJAN-BUJE



Klik: [Building plots - Buje](#)

This **building plot** is located in **Sam Srbastijan**, the most prestigious and beautiful residential area of **Buje**, situated directly next to the town and just **one minute by car from the town center**.

The plots range from **1,032 m² to 1,036 m²** and represent the **last available building land within the settlement**. All surrounding land is designated as **agricultural land with no future construction permitted**, ensuring long-term peace, privacy, and unobstructed views.

The property offers **open views of the Kozlović – Santa Lucia vineyards** as well as a **west-facing sea view**. Excellent transport connections, combined with **maximum privacy and intimacy**, make this land ideal for a luxury villa or a premium residential project.

k.č. 193/9 - **SOLD**

k.č. 193/8

k.č. 193/7

k.č. 193/2

<https://maps.app.goo.gl/Nr954ev8YwgXAynx8>