

BEATUM d.o.o.

Gradska Vrata 32, 52466 Novigrad

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Code :	03163
Location :	Novigrad
Building size :	115.49 m2
Lot size :	122 m2
Distance from center :	800 m
Distance from sea :	800 m
Floor :	Ground floor
Number of floors :	2
Number of bedrooms :	2
Number of bathrooms :	2
Year of construction :	2025
Energy efficiency :	Not specified
Parking lot :	Yes
Garage :	Yes
Pantry :	Yes
Electricity :	Yes
Connected to the city water supply :	Yes
Heating :	Yes
Air conditioning :	Yes
Terrace :	Yes
Garden :	Yes

Price : 595.000 €

**TOP HILL RESIDENCE NOVIGRAD
SPECIFICATION OF STANDARDS AND EQUIPMENT OF APARTMENTS**

1. CONSTRUCTION AND FACADE

1.1 CONSTRUCTION

- reinforced concrete bearing walls
- reinforced concrete monolithic mezzanine slabs
- partition walls made of 10 cm brick blocks or with two plasterboard panels on both sides filled with mineral wool (increased sound insulation)

1.2 ROOF

- flat or partially sloping roof, insulated with first-class thermal and hydro insulation

1.3 FRONTAGES

- ETICS facade system in combination with glass wool
- thermal insulation min 10 cm outside

1.4 EXTERNAL CARPENTRY

- aluminum exterior joinery with double iso-glass

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- panoramic glass walls
- large-format glass walls on loggias
- protection from the sun - aluminum blinds with electric drive
- all openings without parapets

2. COMMON AND SERVICE PARTS

- a representative entrance area
- luxuriously equipped elevators from a renowned manufacturer

3. STORAGE

- floor covering — class I ceramic tiles
- walls smoothed and painted with semi-dispersive paint
- fire alarm system
- mechanical or natural ventilation

4. GARAGES AND PARKING PLACES

- main entrance ramp with remote-controlled electric motor
- garage door with remote control
- walls smoothed and painted with semi-dispersive paint
- floor covering — class I ceramic tiles
- natural ventilation
- hydrant networks
- video surveillance and fire alarm
- Covered open parking set of larger dimensions without front pillars
- Preparation for electric vehicle chargers

5. APARTMENTS

- THE DOOR
- anti-burglary entrance door
- internal room door 210 cm high

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