



Code :	03165
Location :	Novigrad
Building size :	101.15 m2
Lot size :	0 m2
Distance from center :	800 m
Distance from sea :	800 m
Floor :	1
Number of floors :	2
Number of bedrooms :	2
Number of bathrooms :	2
Year of construction :	2025
Energy efficiency :	Not specified
Sea View :	Yes
Parking lot :	Yes
Garage :	Yes
Basement :	Yes
Pantry :	Yes
Electricity :	Yes
Connected to the city water supply :	Yes
Air conditioning :	Yes
Balcony :	Yes
Terrace :	Yes

Price : 479.000 €

Apartment on the first floor with a covered terrace of 39.80 m2

Two bedrooms, two bathrooms, living room, kitchen, wardrobe

HILL RESIDENCE NOVIGRAD

SPECIFICATION OF STANDARDS AND EQUIPMENT OF APARTMENTS

1. CONSTRUCTION AND FACADE

1.1 CONSTRUCTION

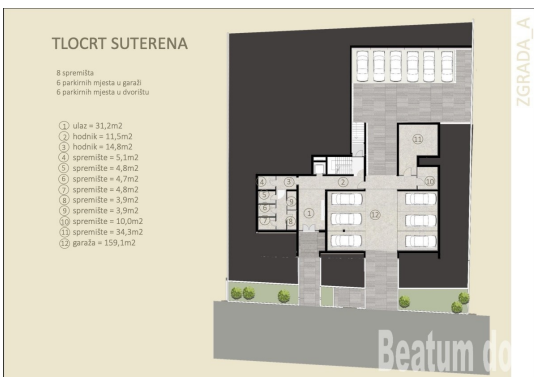
- reinforced concrete bearing walls
- reinforced concrete monolithic mezzanine slabs
- partition walls made of 10 cm brick blocks or with two plasterboard panels on both sides filled with mineral wool (increased sound insulation)

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
- panoramic glass walls
- large-format glass walls on loggias
- protection from the sun - electrically powered aluminum blinds
- 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 electr...