



<b>Code :</b>	03166
<b>Location :</b>	Novigrad
<b>Building size :</b>	136.36 m <sup>2</sup>
<b>Lot size :</b>	186.30 m <sup>2</sup>
<b>Distance from center :</b>	1500 m
<b>Distance from sea :</b>	1500 m
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	Not specified
<b>Sea View :</b>	Yes
<b>Parking lot :</b>	Yes
<b>Garage :</b>	Yes
<b>Pantry :</b>	Yes
<b>Electricity :</b>	Yes
<b>Connected to the city water supply :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Terrace :</b>	Yes
<b>Garden :</b>	Yes

**Price :** 681.775 €

Apartment on the ground floor L, three bedrooms, three bathrooms, living room, kitchen

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

**BEATUM d.o.o.**

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**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 electric vehicle chargers

**5. APARTMENT...**