



Code :	03378
Location :	Novigrad
Building size :	72 m ²
Lot size :	0 m ²
Distance from center :	900 m
Distance from sea :	700 m
Floor :	Ground floor
Number of floors :	0
Number of bedrooms :	2
Number of bathrooms :	1
Year of construction :	2027
Energy efficiency :	A
Sea View :	Yes
Parking lot :	Yes
Electricity :	Yes
Connected to the city water supply :	Yes
Heating :	Yes
Air conditioning :	Yes
Garden :	Yes

Price : 300.000 €

For sale is a top-quality apartment on the ground floor of a modern building with only 4 residential units. The apartment is located in an excellent location in Novigrad, only 700 meters from the sea and well-maintained beaches, and offers the perfect combination of privacy, luxury and proximity to all amenities.

- Price: 300,000 EUR (VAT is included in the price, the buyer does not pay the 3% real estate tax)
- Net area: 72.20 m²
- Planned move-in: December 2027

MAIN FEATURES OF APARTMENT A1:

This apartment is characterized by an extremely functional layout, and its great advantage is its own private garden/yard on the ground floor.

Layout (net area):

1. Hallway: 8.10 m²
2. Bathroom: 5.00 m²
3. Bedroom 1: 12.50 m²
4. Bedroom 2: 11.10 m²
5. Living room, dining room and kitchen (open space): 27.50 m²
6. Large covered terrace: 16.00 m² (calculated with a coefficient of 0.50 is 8.00 m²) with a beautiful open view of the sea

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Additional amenities included in the price:

- Own garden (ideal for families with children, pets or summer gatherings)
- Own parking space within the landscaped courtyard of the building

Additional option:

- There is a possibility of paying extra for the construction of a private swimming pool in the yard, which turns the apartment into a real private oasis.

LOCATION AND QUALITY:

The building is built to the highest standards of modern architecture with superior thermal and sound insulation. It is located in a quiet and modern neighborhood, making the apartment ideal for year-round living, a luxurious vacation or as an investment for a top-notch tourist rental.