

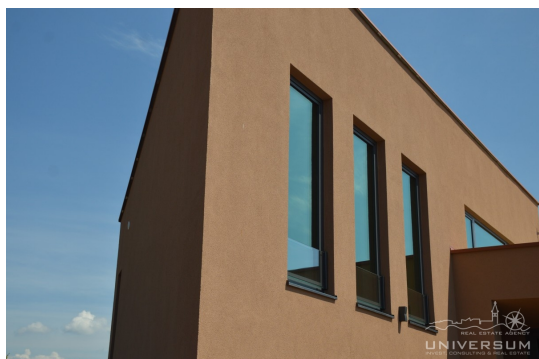
## UNIVERSUM

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<b>Object ID :</b>	2509
<b>Location :</b>	Novigrad
<b>Building size :</b>	175 m2
<b>Distance from center :</b>	2.5 m
<b>Distance from sea :</b>	2.5 m
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	2
<b>Sea View :</b>	Yes
<b>Parking :</b>	Yes
<b>Furnished :</b>	Yes
<b>Internet :</b>	Yes
<b>Arranged environment :</b>	Yes
<b>Terrace :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Video surveillance :</b>	Yes
<b>Condition :</b>	New construction
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2023

Price : 790.000 €

A detached modern villa for sale at the very entrance to Novigrad with a view of the sea.

The space itself has 175m2 gross and is modernly designed and distributed on the ground floor and first floor. On the ground floor there is an entrance area, a toilet, a storage room, a bedroom with a bathroom, a superbly equipped kitchen, a large glazed living room with a view of the sea and an exit to the terrace and a 33m2 pool.

The internal stairs lead to the first floor where there are two bedrooms and a bathroom.

All rooms have underfloor heating based on a heat pump and air conditioners for cooling.

This beautiful villa has a yard of approximately 400m2 and 3 parking spaces.

The distance from the very center of Novigrad and the well-kept beaches is 2.5 km.