

UNIVERSUM

Porporela 2, 52466 Novigrad

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Object ID :	2556
Location :	Novigrad
Building size :	173 m2
Lot size :	156 m2
Distance from center :	4 m
Distance from sea :	250 m
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	2
Sea View :	Yes
Parking :	Yes
Attractive location :	Yes
Roof terrace :	Yes
Internet :	Yes
Terrace :	Yes
Covered terrace :	Yes
Video surveillance :	Yes
Condition :	Under construction
Energy efficiency :	Not specified
Year of construction :	2023

Price : 569.031 €

Novigrad Luxury Property - A Stone's Throw from the Sea

For sale: a semi-detached house (under construction) in the vicinity of Novigrad, only 250m away from the first organized beach. The house spans across a total area of 173m2, spread over three floors.

The ground floor (65.75m2) features an entrance hallway, a bedroom, a kitchen with a dining area, and a living room with access to a terrace and a 156.5m2 courtyard. Internal stairs lead up to the first floor (50.75m2), which comprises two bedrooms - one of them with a terrace, a storage room, and a bathroom. From there, another set of stairs takes you to the roof terrace (56.5m2) with stunning sea views.

Underfloor heating is installed in all rooms, and the house comes with two parking spaces. High-quality materials and joinery ensure energy efficiency and low maintenance costs. All the necessary amenities for a comfortable lifestyle are in close proximity.

The completion of construction is planned for spring 2024. The



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price includes a 25% VAT, and the buyer is exempt from paying the 3% real estate transfer tax. Don't miss out on the opportunity to own a luxurious property by the sea in Novigrad.