

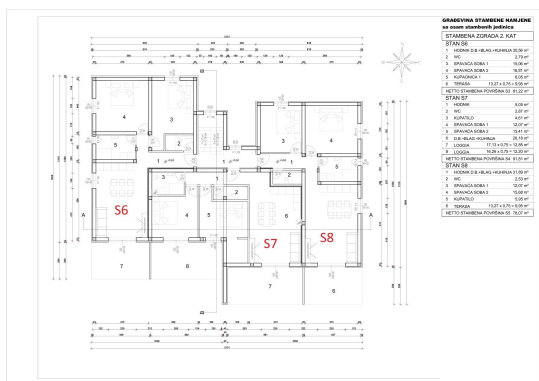
## UNIVERSUM

Porporela 2, 52466 Novigrad

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<b>Object ID :</b>	2726
<b>Location :</b>	Novigrad
<b>Building size :</b>	81.22 m2
<b>Distance from center :</b>	1 m
<b>Distance from sea :</b>	1 m
<b>Floor :</b>	2
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Sea View :</b>	Yes
<b>Parking :</b>	Yes
<b>PVC doors and windows :</b>	Yes
<b>El. blinds :</b>	Yes
<b>Mosquito nets :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Fireplace :</b>	Yes
<b>Floor heating (electricity) :</b>	Yes
<b>Video surveillance :</b>	Yes
<b>Fire resistant door :</b>	Yes
<b>Condition :</b>	New construction
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2025

**Price :** 345.000 €

The offer includes an apartment (S6) located on the first floor of a residential building consisting of a total of 8 residential units. The apartment itself has a net usable area of

81.22m2, consisting of an entrance hall, toilet, bathroom, two bedrooms, kitchen and living room.

One of the special features of the apartment is a large glass wall that allows plenty of light in the living area, and opens onto a covered terrace with a view of the sea.

The apartment is equipped with air conditioning for heating and cooling. The bathroom boasts underfloor heating, and there is also a chimney and you can install a wood-burning stove if you wish.

Furthermore, the purchase of the apartment also includes a parking space. The location of the apartment is favorable, with all



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necessary amenities within reach.