

## UNIVERSUM

Porporela 2, 52466 Novigrad

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info: +385 99 214 90 23 | +385 99 214 90 25



<b>Object ID :</b>	2728
<b>Location :</b>	Novigrad
<b>Building size :</b>	95 m2
<b>Distance from center :</b>	1 m
<b>Distance from sea :</b>	1 m
<b>Floor :</b>	1
<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>Furnished :</b>	Yes
<b>Basement :</b>	Yes
<b>ALU doors and windows :</b>	Yes
<b>El. blinds :</b>	Yes
<b>Covered terrace :</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>	2022

**Price :** 395.000 €

For sale is a spacious 95m2 apartment located in Novigrad. The apartment is located on the first floor of a residential building with a total of 8 residential units.

The layout of the apartment includes an entrance hall, bathroom, storage room and two bedrooms, one of which is equipped with a private bathroom. The apartment also features a modern open-space kitchen that extends to the dining room and living room. Large glass walls allow for plenty of sunlight throughout the day, and lead to a spacious covered terrace with a beautiful view of the sea.

The apartment is equipped with air conditioning for heating and cooling in all rooms, and also has underfloor heating and the possibility of installing a pellet or wood stove thanks to the chimney.



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This apartment also offers additional benefits such as a storage room in the basement and a parking space. What makes this property particularly attractive is that it is being sold fully furnished.

Due to its extremely quiet location, but close to all necessary amenities, this apartment represents an excellent investment, either for summer tourism or as a solution for your own housing issue.