

## UNIVERSUM

Porporela 2, 52466 Novigrad

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<b>Object ID :</b>	2773
<b>Location :</b>	Novigrad
<b>Building size :</b>	100 m2
<b>Lot size :</b>	130 m2
<b>Distance from center :</b>	2 m
<b>Distance from sea :</b>	1.5 m
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Parking :</b>	Yes
<b>Furnished :</b>	Yes
<b>ALU doors and windows :</b>	Yes
<b>Mosquito nets :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Underfloor heating (predisposition) :</b>	Yes
<b>Fenced property :</b>	Yes
<b>Condition :</b>	New construction
<b>Energy efficiency :</b>	A
<b>Year of construction :</b>	2020

Old rice : 450.000 €

**New price :** 395.000 €

A beautiful, newly built and fully furnished terraced house in Novigrad is for sale.

This elegant house is located in a quiet location, only 1.5km from the nearest beach and 2km from the heart of Novigrad.

It is a single-storey house with a total of 100m2 of space, which is fully furnished. The house consists of a storage room, two bathrooms and three bedrooms, one of which offers access to a beautiful courtyard located behind the house.

The kitchen is fully equipped and comes with a dining table, and the open-space living room concept ensures supreme comfort.

From the living room, large glass walls provide access to the terrace with a view of the surrounding nature and greenery. With a total of 130m2 of yard, the house offers various options, from a summer kitchen to a jacuzzi.

This unique single-storey house comes with two parking spaces and an additional storage room. Heating and cooling is provided by air conditioning, while there is the option of installing heating on a heat pump or gas, according to the wishes of the future



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owners.

An excellent property that can be an ideal solution for your own living space, but also as a vacation home.