



Code :	01486
Location :	Novigrad
Building size :	138.46 m ²
Lot size :	180.90 m ²
Distance from center :	1000 m
Distance from sea :	900 m
Floor :	Ground floor
Number of floors :	2
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	2
Number of toilets :	1
Seaview :	Yes
Parking :	Yes
Basement :	Yes
Elevator :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Year of construction :	2025
Energy efficiency :	A+

Price : 720.000 €

In a modern building with eight residential units in a quiet part of Novigrad, just 900 meters from the sea, a ground floor apartment with a private garden and all the hallmarks of top-quality construction is for sale.

The total sales area is 138.46 m², which includes a residential area of

100.69 m², a covered terrace, a garden of 180.90 m² with an automatic irrigation system, a storage room in the basement and two parking spaces (one covered).

The space is functionally organized: two bedrooms, the main one with its own bathroom, an additional shared bathroom, a guest toilet, a laundry room/storage room, and an open concept living room, kitchen and dining room with access to the terrace and landscaped garden. The orientation of the apartment to the west ensures natural light and a pleasant atmosphere throughout the day.

The quality of workmanship and the level of equipment place this property at the very top of the offer in the Novigrad area:

The building has an A+ energy certificate, is made with an ETICS system with a combination of glass wool and external thermal insulation with a minimum thickness of 10 cm, with a Daikin multisplit heating and cooling



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system, underfloor heating and remote control via smartphone. Each room has individual temperature control, and preparation for a fireplace and circulation pumps ensure maximum energy efficiency.

Aluminum exterior joinery with double insulated glass, panoramic glass walls, aluminum roller shutters with electric motor, high-quality ceramics in all rooms and wood-like finishing in the bedrooms. The bathrooms and toilet are fully equipped.

The building has an elevator, a shared entrance with video surveillance, a shared separate room for bicycles, and preparation for electric chargers in the parking spaces.

The apartment is being sold fully furnished with Italian furniture, TV screens in every room, curtains and complete lighting.

The location combines a peaceful environment with close proximity to all amenities - the center of Novigrad, beaches, restaurants and shops are just a few minutes' walk away.

This apartment combines the comfort of modern living, a high level of privacy and secure long-term investment value in a property that surpasses the standard of offerings in the region.