



<b>Code :</b>	01522
<b>Location :</b>	Novigrad
<b>Building size :</b>	43 m <sup>2</sup>
<b>Lot size :</b>	36 m <sup>2</sup>
<b>Distance from center :</b>	100 m
<b>Distance from sea :</b>	50 m
<b>Floor :</b>	Ground floor
<b>Number of rooms :</b>	2
<b>Number of bedrooms :</b>	1
<b>Number of bathrooms :</b>	1
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2013
<b>Energy efficiency :</b>	Not specified

**Price :** 375.000 €

Apartment with private garden and sea view - Novigrad

For sale is an elegantly decorated apartment in Novigrad, located in the immediate vicinity of the sea, in one of the most sought-after and quiet residential areas of the city. The location ensures complete privacy, peace and a superb Mediterranean atmosphere, while at the same time offering quick access to all amenities.

The apartment is located on the ground floor of a small residential building with a total of four residential units, which guarantees a peaceful environment and exclusivity. The total internal area of

the apartment is 43 m<sup>2</sup>, and the additional value is provided by the spacious outdoor and auxiliary spaces:

- private garden of 39 m<sup>2</sup>
- private parking space of 34 m<sup>2</sup>
- storage room of 12.18 m<sup>2</sup>

A special advantage of this property is the sea view and the fact that the apartment is located just a few steps from the coast, in a well-maintained and quiet area without the hustle and bustle of the city.

The apartment is sold fully furnished and equipped, in accordance with previously created 3D visualizations, and is ready to move in without any additional investments. The price includes all key elements of equipment and furniture:

- quality kitchen with complete white goods
- dining room and living room with decorative lighting
- bedroom with built-in wardrobes
- complete household equipment (bedding, dishes and more)
- garden furniture for the terrace and built-in awning
- landscaped lawn with automatic irrigation
- hot tub for a complete sense of luxury and relaxation

The landscaped environment, private garden and sea view give this property a special market value. It is ideal as an apartment for living, a holiday property, but also as a safe investment for tourist rental, given the location and level of equipment.

If you are looking for a property that offers more than just square footage - peace, privacy and the experience of the Mediterranean, this apartment in Novigrad deserves your attention.