



Code :	01650
Location :	Novigrad
Building size :	65 m2
Lot size :	0 m2
Distance from center :	4500 m
Distance from sea :	4000 m
Floor :	1
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	1
Number of toilets :	1
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2027
Energy efficiency :	Not specified

Price : 265.000 €

Located in a new residential building currently under construction in Novigrad—which comprises a total of four units—this first-floor apartment offers a calculated usable area of

65.1 m². The apartment features a functional layout with two bedrooms, separate sanitary facilities, and an open-plan living area, making it an ideal choice for buyers seeking a practical design and their own private outdoor space.

The heart of the apartment consists of a living room, kitchen, and dining area integrated into a single, cohesive space. This area opens onto a covered terrace, which is enclosed on two sides—a design that provides a greater sense of privacy and allows the terrace to serve as a natural extension of the living area. The remainder of the layout includes an entrance hallway, two bedrooms, a bathroom, and a separate toilet, ensuring convenience for daily living, whether the property is used as a primary residence or a vacation home.

Access to the apartment is via a shared staircase used exclusively by the two units located on the first floor. The apartment comes with one parking space and an external storage unit measuring 6 m².

The building is being constructed under a valid building permit, with completion scheduled for the autumn of 2027. The apartment will be delivered on a "turnkey" basis, featuring ceramic floor coverings, interior doors, sanitary fixtures, and a fully fitted bathroom. Electric underfloor

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heating is planned throughout the apartment, complemented by a split-system air conditioning unit for both heating and cooling. The exterior PVC joinery will be equipped with roller shutters and insect screens, and the building will feature a 10 cm thick facade system.

This apartment offers the opportunity to purchase a property in a new development, featuring a pre-defined layout and an assigned parking space—eliminating the need to plan interior finishing work. With two bedrooms and a separate toilet, it is well-suited for couples, small families, or buyers who value having an extra room for guests.

For further information regarding the project, planned construction specifications, and purchase terms, please contact our agency.