



Code :	01653
Location :	Novigrad
Building size :	124 m2
Lot size :	170 m2
Distance from center :	4000 m
Distance from sea :	4000 m
Number of floors :	1
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	2
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 :	620.000 €
----------------	-----------

As part of a new development in Novigrad, this semi-detached house is now available for purchase. It features a calculated net area of

123.7 m², a private entrance, a 170 m² garden, and dedicated parking. The house is designed across two levels, focusing on an open-plan living area on the ground floor and three bedrooms on the upper floor.

The ground floor integrates the kitchen, dining area, and living room into a spacious open-plan layout, with direct access to an outdoor terrace and garden. The entrance area is complemented by a storage room and a separate guest toilet with an anteroom. The upper floor houses three bedrooms, two bathrooms, and a hallway, effectively separating the sleeping quarters from the living areas on the ground floor.

The outdoor space includes a private 170 m² garden and a terrace featuring a summer kitchen shaded by a pergola. The property has its own private entrance and designated on-site parking; the provided visualizations illustrate the planned design of the building and its outdoor surroundings.

Construction is already underway. Planned features and equipment include thermal insulation, PVC exterior joinery, air conditioning, and electric underfloor heating in the bathrooms. The property will be delivered on a "turnkey" basis, complete with floor coverings, interior doors, and fully fitted bathrooms.

At this stage of the project, adjustments to the interior layout may be



PARENTIUM NEKRETNINE

Bračka 41, 52440 Poreč

mail: info@parentium-nekretnine.com

web: www.parentium-nekretnine.com

info: +385 98 849 768

considered, subject to design specifications and technical feasibility. For more information about the project, planned performance and terms of purchase, contact our agency.