



Code :	02352
Location :	Novigrad
Building size :	122 m ²
Lot size :	183 m ²
Distance from center :	700 m
Distance from sea :	500 m
Seaview :	Yes
Year of construction :	n/a
Energy efficiency :	Not specified

Price : 675.000 €



Located in one of the most desirable areas of Novigrad, close to all essential amenities and just a short walk from the sea and the town center, this modern end-terrace house offers an ideal combination of comfort, functionality, and contemporary living.

With a total living area of 122 m², the property is spread over three levels, providing an excellent layout and privacy for all family members.

The ground floor serves as the central living area and comprises an entrance hall, a guest WC with utility room, a bedroom with an en-suite bathroom, and a bright open-plan living space that combines the kitchen, dining area, and living room. Large glass surfaces provide plenty of natural light and create a seamless connection to the covered terrace, perfect for outdoor living.

The first floor features three comfortable bedrooms. Two of them have their own bathrooms, while one bedroom also benefits from access to a private covered terrace.

A standout feature of this property is the impressive 58 m² rooftop terrace. Equipped with high-quality WPC decking and prepared installations for a summer kitchen and jacuzzi, it offers endless possibilities for creating an exclusive outdoor relaxation and entertainment area.

The house was built and equipped using modern technical solutions that ensure energy efficiency and year-round comfort. Heating and cooling are provided through fan-coil units, while a heat pump, domestic hot water circulation system, and air recovery ventilation system further enhance the quality of living.

The landscaped garden of 183 m² is fitted with an automatic irrigation system and rain sensor. The property also includes two private parking spaces.

The sea and beautifully maintained beaches are only 500 meters away, while the center of Novigrad is approximately 700 meters from the property.

