



PARENTIUM PREMIUM  
*Real Estate*

## PARENTIUM PREMIUM REAL ESTATE

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|                                   |                   |
|-----------------------------------|-------------------|
| <b>Code :</b>                     | 02361             |
| <b>Location :</b>                 | Novigrad          |
| <b>Building size :</b>            | 90 m <sup>2</sup> |
| <b>Lot size :</b>                 | 0 m <sup>2</sup>  |
| <b>Distance from center :</b>     | 900 m             |
| <b>Distance from sea :</b>        | 800 m             |
| <b>Floor :</b>                    | 1                 |
| <b>Number of rooms :</b>          | 3                 |
| <b>Number of bedrooms :</b>       | 2                 |
| <b>Number of bathrooms :</b>      | 2                 |
| <b>Seaview :</b>                  | Yes               |
| <b>Parking :</b>                  | Yes               |
| <b>Air conditioning heating :</b> | Yes               |
| <b>Year of construction :</b>     | 2004              |
| <b>Energy efficiency :</b>        | Not specified     |

Price : 280.000 €

For sale is an apartment located on the first floor of a small residential building with only four apartments, situated in a quiet area of Novigrad. It is approximately 800 metres from the beach and the town centre, providing easy access to all amenities needed for everyday living and holidays.

The apartment has a total area of 90 m<sup>2</sup> and consists of an entrance hall, two bedrooms, a bathroom, a storage room, and an open-plan living area that combines the living room, kitchen, and dining room.

The living area opens onto a sunny terrace with a sea view, offering a pleasant outdoor space throughout most of the year.

An additional feature of the property is the gallery level, which can be used as a relaxation area, home office, or multifunctional space. It also includes a second bathroom and additional storage space.

Heating and cooling are provided by air-conditioning units, and the apartment comes with one private parking space.

Thanks to its location, layout, and additional features, the property is suitable both for tourist rental and year-round living.