



PARENTIUM PREMIUM
Real Estate

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Code :	02371
Location :	Novigrad
Building size :	261 m ²
Lot size :	1472 m ²
Distance from center :	2000 m
Distance from sea :	1500 m
Number of floors :	2
Number of rooms :	8
Number of bedrooms :	6
Number of bathrooms :	3
Number of toilets :	1
Seaview :	Yes
Parking :	Yes
Garage :	Yes
Basement :	Yes
Year of construction :	2026
Energy efficiency :	Not specified

Price : 550.000 €

Located in a peaceful area of Novigrad, just 1,500 m from the sea and beaches and 2 km from the town center, this detached house under construction is situated on a spacious 1,472 m² plot. Positioned at the edge of the building zone, the property already offers sea views from the ground floor, while the upper floor and the spacious 96 m² terrace enjoy stunning panoramic sea views.

The house is designed as two separate residential units. The ground floor (154 m²) comprises a kitchen with dining area and living room, three bedrooms, a study, a bathroom, a separate toilet, and a garage. The upper floor (83 m²) consists of a kitchen, dining area and living room, two bedrooms, a bathroom, a separate toilet, and a large terrace with open sea views.

The property is being sold in a roh-bau stage (roof completed, PVC windows installed, electrical installations started). Building permit has been obtained, utility contributions have been paid, and water and electricity connections are available on the plot.

Thanks to its layout and location, this property is ideal for family living, tourist rentals, or as an investment opportunity. The future owner can complete the project as a spacious family home or as two separate residential units for rental or resale.