



PARENTIUM PREMIUM
Real Estate

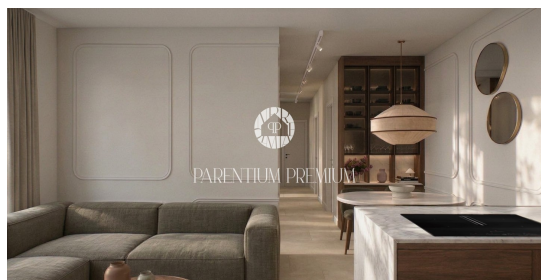
PARENTIUM PREMIUM REAL ESTATE

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Code :	02480
Location :	Novigrad
Building size :	130 m2
Lot size :	170 m2
Distance from center :	2500 m
Distance from sea :	2500 m
Number of floors :	2
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	2
Parking :	Yes
Basement :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2027
Energy efficiency :	Not specified

Price : 620.000 €

In a quiet location, just 2.5 km from the center of Novigrad and beautifully arranged beaches, a modern semi-detached house with a total area of 130 m² is for sale, distributed over ground floor and first floor.

The ground floor features an entrance hallway, a separate toilet, a storage room, and a spacious open space living area that connects the kitchen, dining room, and living room. From the living room, there is direct access to the terrace and the accompanying garden.

The property includes a garden area of 170 m² with a terrace, a space designated for a summer kitchen, and a covered pergola, providing a pleasant outdoor space for socializing and spending time during the warmer months.

On the first floor, there are three bedrooms, two bathrooms, and a hallway, making the house very functional for family life or longer stays.

Heating and cooling are provided by air conditioning units in each room, and there is also a pre-installation for underfloor heating and photovoltaic panels. PVC exterior carpentry with mosquito nets and electrically operated shutters will be installed.

The property also includes two parking spaces.

The stated price includes VAT, so the buyer does not pay property transfer tax.

The proximity to Novigrad and the sea, three bedrooms, a private garden, and a modern construction concept make this property an excellent choice for year-round living, a family vacation home, or an investment for tourist



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