



Location :	Novigrad
Code :	01533
Building size :	65 m2
Lot size :	0 m2
Distance from center :	1000 m
Distance from sea :	900 m
Distance from beach :	900 m
Seaview :	Yes
Parking :	Yes
Garage :	No
Basement :	No
Storage room :	No
Floor :	1
Number of stories :	2
Number of floors :	1
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	2
Year of construction :	2022
Energy efficiency :	A+

Price :	2.887.500 Kn
Price :	385.000 €

A superbly appointed flat is for sale on the first floor of a residential building comprising a total of eight flats. The flat exudes warmth and modern design, and it is sold fully furnished with custom-made furniture, which makes the space both highly functional and elegant, with attention paid to every detail during the decoration. The flat consists of a hallway, a bedroom with a private bathroom (currently converted into a modern home office), a second bedroom with an en-suite bathroom and access to the terrace, and an open-plan area featuring a kitchen, dining room, and lounge, which connects to a spacious covered terrace of 20 m<sup>2</sup> offering a stunning sea view. The flat is equipped with electric underfloor heating throughout (each room has its own thermostat), air conditioning units in every room (three in total), and an electric fireplace that further enhances the atmosphere and comfort of the flat. It also



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boasts a built-in air recuperator, which improves quality of life by enabling natural air circulation and efficient heat or cooling transfer between the interior and exterior, with minimal energy consumption. A major advanta...