



Location :	Novigrad
Code :	01538
Building size :	87 m2
Lot size :	60 m2
Distance from center :	0 m
Distance from sea :	50 m
Distance from beach :	50 m
Seaview :	No
Parking :	Yes
Garage :	No
Basement :	No
Storage room :	Yes
Floor :	Ground floor
Number of stories :	1
Number of floors :	1
Number of rooms :	4
Number of bedrooms :	2
Number of bathrooms :	2
Year of construction :	1980
Energy efficiency :	processing

Price :	3.262.500 Kn
Price :	435.000 €

A genuine opportunity to purchase a ground-floor flat just a few steps from the sea and a beautifully arranged beach in the centre of Novigrad. The flat is close to all amenities and is situated in a highly sought-after and attractive location. It offers 87 m2 of living space and comprises a spacious living room, a kitchen with dining area, two bathrooms, two bedrooms (one currently used as a study), as well as an additional living room equipped with kitchen connections. According to documentation, the property is registered as two smaller flats, one measuring approximately 50.80 m2 and the other 36.27 m2, allowing the option to use them as separate units if desired. The future owner of this property can, by separating the flats, use one unit for private purposes and rent out the other for tourist or long-term letting. Heating and cooling are provided via central heating and air conditioning. It is important to note



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that the flat comes with two parking spaces and a small garden, which is a real rarity in the city centre. The distance to the sea and beach is about 50 metres, the same distance to the market, while the old town centre ...