**EURO PARTNER**
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| | |
|---|---|
| **Code :** | 00282 |
| **Location :** | Novigrad |
| **Building area :** | 100.7 m2 |
| **Number of bedrooms :** | 2 |
| **Number of bathrooms :** | 2 |
| **Number of toilets :** | 1 |
| **Floor :** | Ground floor |
| **Distance from the center :** | 1.2 km |
| **Distance from the sea :** | 900 m |

## Price : 715.000 €

### BUILDING

| | |
|---|---|
| **Number of rooms :** | 3 |
| **Number of floors :** | 2 |
| **Energy class :** | A+ |
| **Year of construction :** | 2025 |
| **Condition :** | Newly built |

### AREAS & SPACES

| | |
|---|---|
| **Storage room :** | Yes |

### AMENITIES

| | |
|---|---|
| **Number of parking spaces :** | 2 |

### HEATING & COOLING

| | |
|---|---|
| **Air conditioning :** | Yes |
| **Underfloor heating :** | Yes |
| **Fireplace :** | Yes |

### INFRASTRUCTURE

| | |
|---|---|
| **Electricity :** | Yes |
| **Water :** | Yes |
| **Sewerage :** | Yes |

### DOCUMENTATION

| | |
|---|---|
| **Building permit :** | Yes |
| **Occupancy permit :** | Yes |

Luxury Ground-Floor Apartment with Terrace, Garden, and Top-Class Amenities – Only 900 m from the Sea!

This modern apartment built in 2025 is located on the ground floor of an attractive building, just 900 m from the sea and 1,200 m from the town center. The spacious open-plan living area includes a kitchen, dining area, and a comfortable lounge – perfect for socializing and relaxation.

The apartment features two large bedrooms, each with its own bathroom, plus additional storage and closet space for maximum functionality and organization. From the living room, you can access the

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large covered terrace with a preparation area for an outdoor kitchen, and the apartment also boasts a beautiful private garden with automatic irrigation.

The building and apartment are A/A+ energy efficient, and the interior is equipped with high-quality parquet and large-format tiles, Italian sanitary fittings by Pafoni & Catalano, a SCHIEDEL fireplace connection for each apartment, underfloor heating, Daikin multi-split heating and cooling system, PVC/ALU windows, and preparations for solar panels and electric car charging.

The apartment also includes covered parking or garage (1–2 spaces), a private storage room, Schindler lift access to all floors, separate kitchen hood exhaust, and full security – video surveillance, anti-burglary and fireproof doors, video intercom, and controlled access to the building.

This apartment perfectly combines modern standards, luxurious materials, and functionality, providing an ideal space for year-round living, a holiday home, or a rental investment.

The stated purchase price includes VAT, and the buyer does not pay real estate transfer tax.