EURO PARTNER
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Code :	00287
Location :	Novigrad
Building area :	82.1 m2
Number of bedrooms :	2
Number of bathrooms :	2
Floor :	Ground floor
Distance from the center :	1.2 km
Distance from the sea :	900 m

Price : 569.000 €

BUILDING

Number of rooms :	3
Energy class :	A+
Year of construction :	2025
Condition :	Newly built

AREAS & SPACES

Storage room :	Yes

AMENITIES

Sea view :	Yes
Terrace :	Yes
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

This beautiful apartment is located on the ground floor of a modern new building and represents a perfect blend of elegance, comfort, and functionality. The spacious open-plan living area combines the kitchen, dining room, and cozy lounge, creating an ideal space for gathering with family and friends. Every detail has been carefully designed to provide maximum comfort and a true sense of home.

The apartment features two spacious bedrooms, each with its own bathroom, ensuring additional privacy and convenience. In addition, there are practical wardrobes and storage spaces that offer plenty of room for organization. From the living room, there is access to a beautiful large covered terrace with a summer kitchen — the perfect

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place to enjoy the fresh air, relax, or entertain on warm evenings.

A special advantage of this apartment is its lovely garden, providing residents with a private green oasis and a true retreat from everyday life. The entire space exudes warmth and sophistication, while the modern design and high-quality materials guarantee long-lasting comfort and style.

Each apartment in the building includes a covered parking space and an additional storage room, providing extra practicality and security. This home truly offers everything needed for a comfortable and elegant lifestyle. The price of the apartment includes VAT, and the buyer does not pay real estate transfer tax.

The apartment is located in a peaceful area, just 900 meters from the sea and 1,200 meters from the town center. The building has a top energy efficiency rating of A/A+ and is constructed with premium materials, including triple-layer Class I parquet and large-format Class I ceramics. Italian sanitary ceramics from the brands Pafoni and Catalano ensure a high standard, while PVC/ALU joinery, a Schiedel fireplace connection, and a Schindler elevator servicing all floors further highlight the quality of construction.

The apartments are equipped with systems that provide maximum comfort and convenience, such as automatic irrigation of all green areas, individual kitchen exhaust systems, hidden hinges and magnetic locks on interior doors, and preparation for electric vehicle charging at each parking space. There is also preparation for rooftop solar panels and a terrace kitchen installation. Underfloor heating in the living room and a DAIKIN multi-split heating and cooling system in every room ensure a pleasant indoor climate throughout the year.

Particular attention has been given to safety: the building features video surveillance at the entrance, burglar- and fire-resistant doors, a video intercom, a closed bike room, and a secured, gated entrance. Every detail has been thoughtfully planned to provide residents with a sense of security, comfort, and privacy.

With its ideal room layout, high-quality materials, and beautiful outdoor spaces, this apartment is a perfect choice for those seeking a modern, elegant, and carefree lifestyle in a peaceful setting near the sea.