EURO PARTNER
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Code :	00293
Location :	Novigrad
Building area :	82.04 m2
Number of bedrooms :	2
Number of bathrooms :	2
Floor :	1
Distance from the center :	1.2 km
Distance from the sea :	900 m

Price : 499.000 €

BUILDING

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

AMENITIES

Sea view :	Yes
Terrace :	Yes
Number of parking spaces :	1

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 first floor of a modern building, accessible by elevator, and combines comfort, functionality, and style in an elegant and thoughtfully designed layout.

The apartment features a spacious open-plan living area that includes the kitchen, dining area, and lounge, creating an ideal space for entertaining family and friends. Every detail has been carefully designed to provide maximum comfort and a true sense of home.

The apartment has two large bedrooms, each with its own bathroom, offering additional privacy and convenience for everyday living. In addition, there are built-in wardrobes and storage spaces, providing ample room for organization and storage.

One of the main highlights of this apartment is the large covered

terrace with a summer kitchen, perfect for enjoying the fresh air, relaxing, and entertaining on warm days. The terrace offers a seamless extension of the living area, creating a harmonious connection between indoor and outdoor spaces.

Each apartment in the building includes a covered parking space and an additional storage room, ensuring safety and practicality for residents. The building is constructed to the highest energy efficiency standards (A/A+), using premium materials and modern technology.

The floors are finished with three-layer Class I parquet, and the tiles are of large format and top quality. The sanitary fixtures are from renowned Italian brands Pafoni and Catalano, while PVC/ALU joinery, interior doors with hidden hinges and magnetic locks, and a Schiedel fireplace connection further attest to the high standard of construction.

The building is equipped with a Schindler elevator connecting all floors, as well as numerous systems that enhance quality of life: automatic irrigation of all green areas, individual kitchen hood exhaust for each apartment, preparation for electric vehicle charging, preparation for solar panels, and ventilation for bathrooms and storage rooms.

For optimal comfort, there is underfloor heating in the living room and a DAIKIN multi-split heating and cooling system in every room.

Special attention has been given to resident safety and privacy – the building features video surveillance, burglar- and fire-resistant doors, a video intercom, secured access, and a closed bike room (Bikeroom).

This apartment represents the perfect combination of modern design, functionality, and comfort, ideal for those seeking an elegant and worry-free home in a peaceful setting close to all amenities.

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