



Code :	00130
Location :	Novigrad
Building size :	370 m2
Lot size :	2130 m2
Distance from sea :	400 m
Number of levels :	2
Number of floors :	1
Number of bedrooms :	5
Number of rooms :	10
Number of bathrooms :	3
Parking :	Yes
Air conditioning :	Yes
Terrace :	Yes
Balcony :	Yes
Barbecue :	Yes
Central heating :	Yes
Furnished :	Yes
Energy class :	under development

Price : 750.000 €

In an attractive location near Novigrad, just 400 meters from the sea, there is a spacious house with a total living area of 370 m², spread over two floors – ground floor and first floor – comprising three separate residential units.

A major advantage of this property is the large plot of 2,130 m², offering a high level of privacy and numerous possibilities for enjoying the outdoor space. The garden includes a covered summer kitchen with an open fireplace and multiple parking spaces.

The first residential unit spans two floors. The ground floor features a living room, dining area with kitchen, one bedroom, bathroom, and a hallway with access to a covered terrace. The upper floor includes a gallery space and an additional bedroom.

The second unit, located on the upper floor, consists of a spacious open-plan layout that includes a kitchen, dining area, and living room, along with two bedrooms, a bathroom, and a hallway leading to a large terrace.

The third unit is situated on the ground floor and includes a living room, kitchen with dining area, one bedroom, bathroom, and an enclosed terrace.

Thanks to its peaceful location, proximity to the sea, large



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outdoor space, and functional layout, this property is an excellent opportunity for family living or as an investment in tourism.