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| <b>Code :</b>                 | 00015             |
| <b>Location :</b>             | Novigrad          |
| <b>Building size :</b>        | 147 m2            |
| <b>Lot size :</b>             | 400 m2            |
| <b>Distance from center :</b> | 1000 m            |
| <b>Distance from sea :</b>    | 7000 m            |
| <b>Number of bedrooms :</b>   | 4                 |
| <b>Number of rooms :</b>      | 5                 |
| <b>Number of bathrooms :</b>  | 4                 |
| <b>Parking :</b>              | Yes               |
| <b>Swimming pool :</b>        | Yes               |
| <b>Energy class :</b>         | under development |

|                |                  |
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| <b>Price :</b> | <b>575.000 €</b> |
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We are offering for sale a modern duplex in an exceptional location, close to all essential amenities. This duplex villa, consisting of two units, is fully furnished with high-quality custom-made furniture, providing top-notch comfort and style.

House B, with an area of 146 m<sup>2</sup>, spans across the ground floor and the first floor. On the ground floor, you will find a spacious entrance hall, a modern kitchen connected to the dining area, an elegant living room, a WC, as well as a comfortable bedroom with an en-suite bathroom and a useful storage room. The first floor, accessed by beautiful stairs, houses three luxurious bedrooms, each with its own en-suite bathroom, offering maximum privacy and comfort.

In the beautifully landscaped garden, there is a pool with a sunbathing area, a jacuzzi for complete relaxation, and covered parking. This property represents the perfect place for enjoyment and relaxation in a luxurious setting.