



<b>Code :</b>	00025
<b>Location :</b>	Novigrad
<b>Building area :</b>	116 m <sup>2</sup>
<b>Land area :</b>	292 m <sup>2</sup>
<b>Distance from the center :</b>	8000 m
<b>Distance from the sea :</b>	8000 m
<b>Orientation :</b>	South-West
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<b>Storage room :</b>	Yes
<b>Number of parking spaces :</b>	2
<b>Private pool :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes

**Price** **445.000 €**

We are selling two semi-detached houses in the vicinity of Novigrad, just 8 km from the sea and the city center. The houses are being built on a plot of land measuring 584 m<sup>2</sup>, with each house having 292 m<sup>2</sup>, including the house and the yard.

Each semi-detached house consists of 116 m<sup>2</sup> of living space and an outdoor area with a pool and two parking spaces. The spacious, bright, and modern interior ensures comfort, while the attractive design adheres to contemporary architectural standards.

On the ground floor, there is an open living space that includes a kitchen, dining area, and living room with access to a covered terrace, garden, and pool, as well as a guest toilet. The first floor features three bedrooms, with the master bedroom having an en-suite bathroom and access to a large terrace. There is also an additional bathroom and storage room on this floor.

Each house comes with two parking spaces. Heating is provided by air conditioning units and electric underfloor heating in the bathrooms.

The houses are located in a peaceful area surrounded by nature, and the region is known for its excellent cuisine, top-quality wines, and local products such as olive oil, honey, and cheese.

The expected completion date for construction is the end of



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2025.

VAT is included in the property price, and the buyer does not pay property transfer tax.

For more information and to arrange a viewing, please feel free to contact us.