



<b>Code :</b>	00511
<b>Location :</b>	Novigrad
<b>Building area :</b>	149 m <sup>2</sup>
<b>Land area :</b>	353 m <sup>2</sup>
<b>Distance from the center :</b>	500 m
<b>Distance from the sea :</b>	7000 m
<b>Orientation :</b>	South-West
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	3
<b>Number of toilets :</b>	1
<b>Storage room :</b>	Yes
<b>Number of parking spaces :</b>	2
<b>Private pool :</b>	Yes
<b>Terrace :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Year of construction :</b>	2025
<b>Condition :</b>	Under construction
<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Electricity infrastructure :</b>	Yes
<b>Water infrastructure :</b>	Yes
<b>Sewerage infrastructure :</b>	Yes

**Price** 550.000 €

Located in an excellent area near Novigrad, just 10 km from the town and 7 km from the sea, two houses under construction are for sale, situated on a plot of 707 m<sup>2</sup>, with each house having its own land of 353.5 m<sup>2</sup>. The houses have the same layout and are designed as mirrored units, each with its own garden and swimming pool.

The living area of each house is 149 m<sup>2</sup> (gross 158.61 m<sup>2</sup>) and will span two floors.

On the ground floor, there will be an open-concept living space with a kitchen, dining area, and living room, leading out to a covered terrace of 18 m<sup>2</sup>. This floor will also include a toilet and a technical room/storage. The terrace will lead to a landscaped yard, which is planned to have a swimming pool of 28 m<sup>2</sup> with a sunbathing area.

On the upper floor, there will be three bedrooms, each with its



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own bathroom. This floor will also feature a covered terrace overlooking nature.

The houses will be equipped with underfloor heating and air conditioning, and there will be provisions for a heat pump for pool heating. They will be built according to modern construction and energy standards and will possess an energy certificate A+.

Each house comes with two parking spaces.

The price refers to one house and includes VAT, and the buyer does not pay property transfer tax.

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