



## ALMA DOM INVEST

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<b>Code :</b>	26344
<b>Location :</b>	Novigrad
<b>Building size :</b>	55 m <sup>2</sup>
<b>Lot size :</b>	41 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	150 m
<b>Seaview :</b>	No
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Year of construction :</b>	1984
<b>Energy efficiency :</b>	Not specified
<b>Air conditioning system :</b>	Yes

Old price : 182.000 €

**New price :** 178.000 €

This furnished apartment with a garden is available for sale. According to the floor plan, the net living area is 55 m<sup>2</sup> (48 m<sup>2</sup> + 7 m<sup>2</sup>), with a gross area of 62 m<sup>2</sup>. The apartment includes a garden of 41 m<sup>2</sup>.

The apartment consists of an entrance hallway with large built-in wardrobes that serve as storage, a spacious living room of 19 m<sup>2</sup>, two smaller sleeping areas of 5 m<sup>2</sup> and 6 m<sup>2</sup>, and a loggia of 14 m<sup>2</sup>. The loggia is enclosed with glass sliding walls with blinds, serving as a summer kitchen and additional storage.

The garden features a boiler and a sink. It has wheelchair access from the south side. Public parking is available next to the building for an annual fee.

The apartment is fully furnished and ready for use, insured against fire, flooding, and other hazards. It is located just 150 meters from the beach.

For more information, please contact:

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