



<b>Code :</b>	28903
<b>Location :</b>	Novigrad
<b>Building size :</b>	123 m <sup>2</sup>
<b>Lot size :</b>	183 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Year of construction :</b>	2019
<b>Energy efficiency :</b>	Not specified
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes

**Price :** 675.000 €

In a peaceful and pleasant area of Novigrad, there is a modern terraced house, ideal for year-round living, vacation, or tourist rental.

The property boasts 123 m<sup>2</sup> of living space and offers a functional layout, plenty of natural light, and a comfortable living environment. A special feature is the private courtyard of 183 m<sup>2</sup>, providing ample space for relaxation, socializing, and creating a Mediterranean garden. The house also includes two parking spaces.

The house spans two levels (ground floor + first floor) and contains 4 bedrooms and 4 bathrooms, ensuring maximum comfort for family living or tourist rental. One of the main advantages of this property is the spacious rooftop terrace of 58 m<sup>2</sup>, finished with high-quality WPC flooring. The terrace is equipped with installations for a summer kitchen and a jacuzzi, allowing for the creation of an exclusive space for enjoyment and outdoor living.

Quality materials and modern technical solutions were used in the construction:

- Fan-coil heating and cooling system
- Heat pump for hot water preparation
- Air recovery system
- Automatic lawn irrigation with a rai...