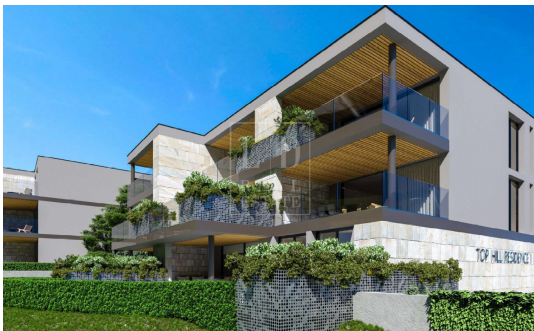




**LD REAL ESTATE**  
**Ulica Murve 76, 52466 Novigrad**  
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<b>Code :</b>	00095
<b>Location :</b>	Novigrad
<b>Building size :</b>	137 m <sup>2</sup>
<b>Garden size :</b>	186.00 m <sup>2</sup>
<b>Distance from center :</b>	1100 m
<b>Distance from sea :</b>	1000 m
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	3
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Elevator :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2025

**Price :** 698.000 €

A modern apartment for sale in a prime position overlooking the sea.

The apartment is located on the ground floor and consists of a living room, dining room, 3 bedrooms, 3 bathrooms and a covered terrace/veranda of 23 m<sup>2</sup> connected to the living room. The garden of 186 m<sup>2</sup> gives the possibility to stay and enjoy the outdoors.

The apartment has a storage room of 5.1 m<sup>2</sup> and a covered parking space with preparation for an electric charger for cars. The apartment has a Daikin cooling and heating system with 4 indoor units and preparation for underfloor heating. The system is managed via smartphone and thermostats in each room. We are at your disposal for other questions.

**TLOCRT PRIZEMLJA – STAN TIP\_A**

Ukupno 2 stana po etaži

1 stan TIP\_A  
1 stan TIP\_B

- 1 hodnik = 14,4 m<sup>2</sup>
- 2 dnevna zona = 29,2 m<sup>2</sup>
- 3 sobe 1 = 10,2 m<sup>2</sup>
- 3 kupaonice 1 = 4,7 m<sup>2</sup>
- 3 sobe 2 = 10,5 m<sup>2</sup>
- 3 kupaonice 2 = 4,5 m<sup>2</sup>
- 3 sobe 3 = 11,3 m<sup>2</sup>
- 3 kupaonice 3 = 4,5 m<sup>2</sup>
- 3 spremište = 5,1 m<sup>2</sup>
- 3 natkrivena terasa = 23,2 m<sup>2</sup>
- 3 Pripadajući vrt = 186,3m<sup>2</sup>

Površina stana bez terase i vrta = 98,5 m<sup>2</sup>

