



**LD REAL ESTATE**  
**Ulica Murve 76, 52466 Novigrad**  
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<b>Code :</b>	00145
<b>Location :</b>	Novigrad
<b>Building size :</b>	43 m2
<b>Garden size :</b>	39.00 m2
<b>Distance from center :</b>	500 m
<b>Distance from sea :</b>	40 m
<b>Floor :</b>	Ground floor
<b>Number of bedrooms :</b>	1
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Energy efficiency :</b>	A

**Price :** 385.000 €



We present you a unique opportunity to purchase a luxuriously furnished apartment located in the immediate vicinity of the sea, in an attractive part of Novigrad that guarantees peace, privacy and a first-class atmosphere.

The apartment with a total internal area of 43 m2 is located on the ground floor of a residential building with four residential units, with its own garden of 39 m2, private parking of 34 m2 and a storage room of as much as 12.18 m2. The distance from the sea is only a few steps, making this property ideal for living, vacation or as an investment for tourist rental.

The apartment is sold fully furnished and equipped, exactly according to previously created 3D visualizations, which means that the buyer expects a habitable space without additional investments. The price includes all key equipment elements:

- High-quality kitchen with complete white goods
- Dining room and living room with decorative lighting
- Bedroom with practical built-in wardrobes and a work corner
- Bedding, dishes and all additional household equipment
- Garden furniture for the terrace and a built-in awning for sun protection
- Landscaped lawn with automatic irrigation
- The garden also has a hot tub with an outdoor shower, perfect for refreshment and relaxation on warmer days, making your stay like a spa experience in your own home.

In addition to the exceptional equipment, the property is additionally made special by its location - overlooking the sea, surrounded by greenery and landscaped surroundings, within a quiet and attractive residential area.

The apartment will be fully furnished on 01.11. For additional





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information or to arrange a viewing, please feel free to contact us.