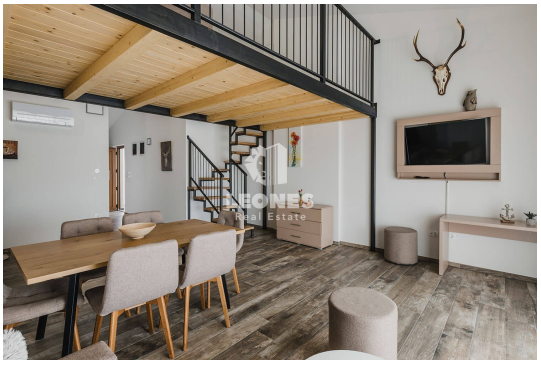
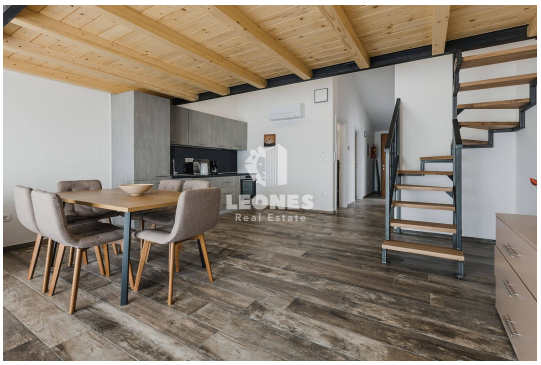
LEONES REAL ESTATE
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Code :	00851
Location :	Novigrad
Building size :	150 m2
Distance from center :	1400 m
Distance from sea :	1400 m
Floor :	1
Number of floors :	1
Number of bedrooms :	4
Number of rooms :	6
Number of bathrooms :	2
Number of toilets :	2
Seaview :	Yes
Attractive location :	Yes
Arranged environment :	Yes
Conducted water :	Yes
Conducted current :	Yes
Sewerage :	Yes
Asphalted :	Yes
Parking :	Yes
Air conditioning :	Yes
Underfloor heating :	Yes
Fireplace :	Yes
Terrace :	Yes
Furnished :	Yes
Security door :	Yes
Internet :	Yes
PVC doors and windows :	Yes
Year of construction :	2023
Condition :	New construction
Energy efficiency :	A+

Price : 540.000 €

Two apartments in a beautiful location with a sea view in Novigrad

Rare in Novigrad!
Two comfortable apartments for sale in a quiet location with a beautiful sea view.

The apartment has 152m2 and has been made into two apartments of 75m2 each.
Excellent opportunity for investment or for private use.

The apartments have a separate entrance, each apartment has

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an entrance hall, bedroom with bathroom, spacious living room with kitchen and dining room, 16m2 gallery and a spacious terrace with an open sea view.

The apartment also has two parking spaces.

Heating and cooling is via air conditioning and underfloor heating in the bathroom, and there is also a predisposition for underfloor heating throughout the apartment.

The exterior walls are made of hollow block bricks 30 cm thick. The walls are plastered on the inside with a coarse and fine layer and painted, and on the outside with expanded polystyrene 8 cm thick with a final layer of
acrylic plaster. The internal load-bearing walls are made of hollow block bricks and between the apartments and towards the staircase of
thermo block bricks 30 cm thick, plastered and painted on both sides.

The interfloor construction is made as a monolithic reinforced concrete slab 18 cm thick, with appropriate layers of thermal and sound insulation, a protective layer of cement screed and a final layer of ceramic tiles.

The external joinery is made of PVC elements with pivoting and pivoting hinged, glazed with thermopane glass. Sun protection is achieved by means of aluminum, folding shutters with fixed slats. The railings on the terraces and balconies are made of iron profiles, with a filling of vertical elements, at a distance of 12 cm. The height of the fence is 100 cm from the finished floor.

Don't miss this exceptional opportunity and contact us for a viewing of the property!

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