Luxus Immobilien

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Location :	Novigrad
Code :	00111
Building size :	244 m2
Lot size :	774 m2
Distance from center :	2000 m
Distance from sea :	6000 m
Seaview :	No
Parking :	Yes
Garage :	No
Basement :	No
Floor :	
Number of floors :	2
Number of bedrooms :	3
Number of bathrooms :	4
Year of construction :	2025
A possibility to build an addition :	No
Energy efficiency :	Not specified

Price :	
Price :	on request €

In an attractive location near Novigrad, a luxurious, fully equipped villa with a net living area of 244 m² is for sale, situated on a beautifully landscaped and fully fenced plot of 774 m². The property offers a high level of privacy, comfort and quality equipment and is already used for tourist rentals.

The villa extends over two floors. On the first floor, there are three bedrooms, each with its own en-suite bathroom and terrace. The ground floor features the living area with kitchen, an additional guest toilet and a private gym with its own bathroom and space prepared for a sauna.

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The house features Uponor underfloor heating throughout, including all bathrooms, with the heating source to be selected and installed by the future owner. Every room has its own air conditioning unit. Additional features include PVC windows with electric shutters, an aluminium security entrance door, a camera, an internet network and a water softening system.

A special highlight of the property is the private swimming pool measuring 9 × 4 m, with a uniform depth of 1.42 m, an automatic salt-based dosing system and a fully equipped technical room. The pool is prepared for heating, with the option of installing a heat pump at a later stage.

Next to the pool is an outdoor summer kitchen with a fireplace, ideal for entertaining and enjoying outdoor living. The garden is beautifully landscaped with a lawn, olive trees, ornamental plants and hedges, and features automatic irrigation. The entire property is fenced and has a remote-controlled entrance gate.

The villa is sold fully furnished and equipped, ready for personal use or continued tourist rentals, making it an excellent choice for holidays, year-round living or investment.

A 36 m² swimming pool, three en-suite bedrooms, a private gym, sauna preparation and a landscaped garden make this property a particularly attractive opportunity in the Novigrad area.

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