

**VILLA WITH A POOL IN THE IMMEDIATE VICINITY  
OF NOVIGRAD WITH A LARGE PLOT OF LAND 750 ID: 2921  
000 EUR**

**General information:**

Category	: Villas
Type	: For sale
Rooms	: 5
Bathrooms	: 5
Bedrooms	: 4
Square meters	: 274
Land lot	: 1200 sqmt

**Description:**

Located in the vicinity of the town of Novigrad, just 5 km from the city center and beautiful beaches, a modern villa is being sold. The villa is completely furnished and ready to move in. Built in 2022, the villa has a total area of 274 sqm and a beautifully landscaped and fenced yard of 1200 sqm. This lovely property consists of 4 bedrooms, each with its own bathroom, a separate toilet, a laundry room and boiler room, a beautiful and spacious sauna, a living room, a kitchen, and a large covered terrace. It also offers an outdoor heated pool, a fully fenced yard, and private parking. The heating/cooling system is provided by a heat pump with fan coil units, along with underfloor heating in all bathrooms. The villa is equipped with high-quality and modern furniture. The property is located in a peaceful area surrounded by family houses, only a few minutes' drive from Novigrad and the sea. This property is an ideal investment for tourism rental, but due to its proximity to schools and the city center, it can also be a perfect home for a family.

**Additional information**

Sea distance:	5000
Beach distance:	5000
Centre distance:	2000
Built year:	2022

**Details:**

1/ Air Conditioner	2/ Fast internet	3/ Swimming Pool
4/ Attractive	5/ Floor heating	6/ Terrace
7/ Luxurious	8/ Furnished	9/ Garden
10/ Sauna	11/ New building	12/ Pool heating
13/ Video surveillance	14/ Two parking spaces	15/ Heat pump

**Contacts:**

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