

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	08623
Location :	Novigrad
Building size :	48.25 m ²
Garden size :	0.00 m ²
Floor :	1
Number of floors :	2
Number of bedrooms :	2
Number of rooms :	2
Number of bathrooms :	1
Air conditioning :	Yes
Energy efficiency :	Not specified
Year of construction :	2005

Price : 175.000 €

Apartment for sale in a quiet part of Novigrad. The apartment is located on the 1st floor in a building with a total of 9 apartments. The building was built in 2005, made of brick and reinforced concrete foundations and slabs.

The apartment consists of the following rooms:

- Hall - 3.5 m²
- Room 1 - 8.9 m²
- Room 2 - 12.1 m²
- Kitchen, living room - 16.6 m²
- Bathroom - 4.2 m²
- Balcony - 5.9 m²

Total 51.20 m²

The current configuration of the apartment is one bedroom, separate kitchen and living room. The apartment has double installations, so the kitchen can be moved to the living room and get another bedroom.

From the living room and balcony there is an open view of the surrounding fields and vineyards, and from the bedroom there is a view of the parking lot and the forest.

The orientation of the apartment is north-south, which provides ideal conditions for ventilation during the summer months and provides a pleasant microclimate without the need to use air conditioning for cooling.

The apartment is heated by a Vaillant electric convector and air conditioning.

In the hallway in front of the apartment there is a niche where bicycles and children's toys can be stored.

The apartment is neat, dry, well-maintained and is being sold fully furnished.

Distance from the sea 5 km, from the center of Novigrad 5 km, from the school 5 km.

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For additional information and viewing, please