

**THREE BEDROOM WITH POOL APARTMENT FOR  
SALE BUÅ¼INIJA NOVIGRAD 550 000 EUR**

ID: 3490

**General information:**

Category : Three bedroom flats  
Type : For sale  
Rooms : 7  
Bathrooms : 3  
Bedrooms : 5  
Square meters : 160  
Land lot : 30 sqmt

**Description:**

From our offer, we highlight an exceptional property located on the ground floor of a smaller residential building. The property includes two fully equipped residential units, a commercial space, a spacious garden, a swimming pool with a sun deck, and as many as six parking spaces within the fenced courtyard. Additional value is provided by a garden house, ideal for storage or additional facilities. The apartments, measuring 70 m<sup>2</sup> and 80 m<sup>2</sup>, are sold fully furnished and ready for immediate occupancy. Each apartment consists of a living room, a kitchen with dining area, two bedrooms, and a bathroom. The commercial space, currently used as a physiotherapy clinic, is partially separated by a wall for privacy and includes a reception area and a bathroom. The swimming pool with sun deck, with a total area of 126 m<sup>2</sup>, is located in a beautifully landscaped garden and courtyard of 221 m<sup>2</sup>, providing complete privacy and comfort for outdoor living during the warmer months. This property offers an excellent opportunity to merge the two apartments into a larger residential unit, further enhancing its investment potential. Heating and cooling are provided by air conditioning units, while one of the apartments also features a chimney as an alternative heating option.

**Additional information**

Sea distance: 2000  
Beach distance: 2000  
Built year: 2014

**Details:**

1/ Air Conditioner                      2/ Swimming Pool                      3/ Central heating  
4/ Terrace                                      5/ Furnished                              6/ Garden  
7/ House with more apartments      8/ Surroundings                      9/ More parking spaces

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