

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

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<b>Code :</b>	11212
<b>Location :</b>	Novigrad
<b>Building size :</b>	205 m2
<b>Lot size :</b>	250 m2
<b>Distance from center :</b>	2500 m
<b>Distance from sea :</b>	2000 m
<b>Distance from airport :</b>	70 km
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	5
<b>Number of bathrooms :</b>	4
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2024

**Price :** 700.000 €

Spacious semi-detached house of modern design, total living area of 205 m2 with a garden of 250 m2. It is located in a quiet location, near the beautiful Novigrad, 2.5 km from the city center, and about 2 km from the sea and beaches.

It will be spread over three floors, on the ground floor there will be an entrance hall, a bedroom, a bathroom, a storage room, then an open-space kitchen and dining room, and a living room with glass walls and an exit to the terrace. An internal staircase leads to the first floor of the house, where there will be two bedrooms, a bathroom, balcony, and a bedroom with its own bathroom. On the second floor, there will be another bedroom, a bathroom and a spacious roof terrace with a panoramic view of the sea, olive groves and vineyards.

In the completely fenced and meticulously landscaped yard, there will be a garden with a place to relax. There is also the possibility of building a swimming pool with a sunbathing area, an outdoor shower and a summer kitchen.

Additional features: underfloor heating, heat pump, air conditioning, fireplace, security door. Private parking - 2 parking spaces.

Planned start of construction on February 1, 2024.

Planned completion of construction on June 1, 2025.

In the immediate vicinity of the house there are all the necessary



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facilities for a comfortable daily life, such as shops, banks, post offices, schools, restaurants. Due to its location, quiet area, and surrounded by untouched nature, this house is perfect as a new home or as a good investment and rental opportunity, as well as additional income.

Price: 700,000 euros.

For all other information, feel free to contact us.

Note: If the buyer, after viewing (physical access/personal visit) the property in question with the agency "Manuel Estate d.o.o." made the final decision to buy it and conclude the sale with the owner of the property, he is obliged to pay the agency commission in the amount of 3% + VAT of the total purchase price.