

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## TRACTATIO REAL ESTATE

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<b>Code :</b>	10778
<b>Location :</b>	Novigrad
<b>Building size :</b>	90 m2
<b>Garden size :</b>	0 m2
<b>Distance from center :</b>	1000 m
<b>Distance from sea :</b>	1000 m
<b>Distance from airport :</b>	75 km
<b>Floor :</b>	2
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Heating :</b>	Air conditioning
<b>Energy efficiency :</b>	A
<b>Year of construction :</b>	2019

Price : 300.000 €

Two-room apartment on the second floor with a roof terrace and a view of the sea. It is located near the city center, the sea and beaches, in Novigrad. Total living area of 90 m2, spread over two floors; on the first floor there is an entrance hall, hallway, bathroom, two bedrooms, and an open-space living area - kitchen + dining room + living room. Internal spiral stairs lead to the second floor, where there is another bedroom with access to the roof terrace (15 m2) with a view of the sea. Each room is air-conditioned. The apartment also has a storage room and one parking space. The residential building was built in 2019, it is located in a quiet location, in the immediate vicinity of all the necessary facilities for a comfortable everyday life. Perfect as a new home or as a good investment and rental option. Price: 300,000 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.