

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

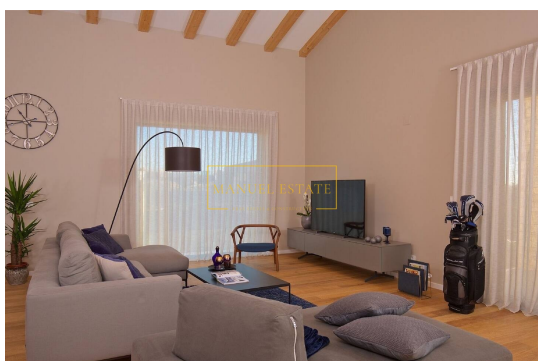
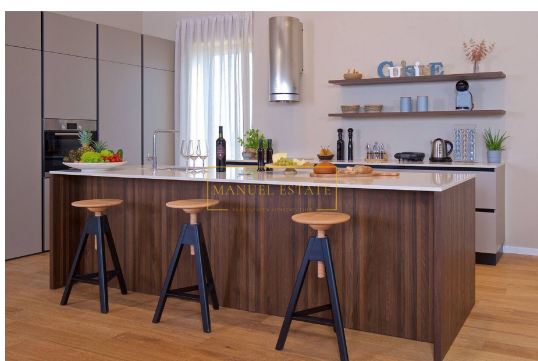
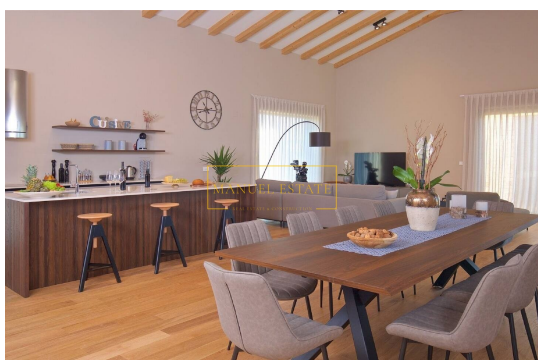
## MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

e-mail: [info@manuel-estate.hr](mailto:info@manuel-estate.hr)

web: [manuel-estate.hr](http://manuel-estate.hr)

info: +385 99 659 1550



|                                |          |
|--------------------------------|----------|
| <b>Code :</b>                  | 10913    |
| <b>Location :</b>              | Novigrad |
| <b>Building size :</b>         | 221 m2   |
| <b>Lot size :</b>              | 1986 m2  |
| <b>Distance from center :</b>  | 7000 m   |
| <b>Distance from sea :</b>     | 7000 m   |
| <b>Distance from airport :</b> | 58 km    |
| <b>Number of floors :</b>      | 2        |
| <b>Number of bedrooms :</b>    | 6        |
| <b>Number of bathrooms :</b>   | 6        |
| <b>Seaview :</b>               | Yes      |
| <b>Parking :</b>               | Yes      |
| <b>Garage :</b>                | Yes      |
| <b>Storage :</b>               | Yes      |
| <b>Air conditioner :</b>       | Yes      |
| <b>Central heating :</b>       | Yes      |
| <b>Energy efficiency :</b>     | A        |
| <b>Year of construction :</b>  | 2016     |

Price : 1.850.000 €

Modern villa near Novigrad, with a beautiful sea view, living area of 221 m2, with a landscaped garden of 1986 m2, and a swimming pool of 48 m2. It consists of two floors, ground floor and first floor. The ground floor has: open kitchen with dining area, spacious living room, three bedrooms, each with its own bathroom, and laundry and storage. On the first floor there are three bedrooms, also each with its own bathroom. For a complete experience and relaxation, the villa offers a large outdoor pool of 48 m2, sauna, jacuzzi, outdoor summer kitchen and playground for children. Central heating has been installed throughout the house, and state-of-the-art air conditioners have also been installed. It has private parking. The villa is located in a quiet location, provides complete intimacy, in the center of nature, overlooking the sea. There are shops and restaurants nearby. Only 8 km from the sea and beaches. The price of this luxury villa is 1,850,000 euros. For all other information please 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.