

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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|                                |                    |
|--------------------------------|--------------------|
| <b>Code :</b>                  | 11191              |
| <b>Location :</b>              | Novigrad           |
| <b>Building size :</b>         | 173 m <sup>2</sup> |
| <b>Lot size :</b>              | 156 m <sup>2</sup> |
| <b>Distance from center :</b>  | 5000 m             |
| <b>Distance from sea :</b>     | 500 m              |
| <b>Distance from airport :</b> | 40 km              |
| <b>Number of floors :</b>      | 2                  |
| <b>Number of bedrooms :</b>    | 3                  |
| <b>Number of bathrooms :</b>   | 2                  |
| <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>  | 2023               |

Price : 569.000 €

Modern house (1) near Novigrad, with beautiful seaview, 500 meters from the sea and beaches. It is spread over two floors, ground floor and first floor, + roof terrace; total area of 173 m<sup>2</sup>. On the ground floor there is an entrance hall, a bedroom, a bathroom, a staircase, and a living room; kitchen, dining room and living room decorated according to an open concept, with glass walls and access to the terrace and garden of 156 m<sup>2</sup>. On the first floor there are two bedrooms, a bathroom, a laundry room, and a terrace. On the third floor there is a spacious roof terrace of 56 m<sup>2</sup>. Built-in air conditioners. Two parking spaces. Storage room on the ground floor. Due to its excellent location, this house is perfect for creating your new home or as a good investment for tourist rental and additional income. 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.