

## MANUEL ESTATE

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<b>Code :</b>	11190
<b>Location :</b>	Novigrad
<b>Building size :</b>	65 m2
<b>Distance from sea :</b>	10 m
<b>Distance from airport :</b>	70 km
<b>Floor :</b>	3
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	1
<b>Number of bathrooms :</b>	1
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Elevator :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	0000

**Price :** 390.000 €

One-story apartment with a panoramic view of the sea, first row to the sea, located on the third floor of a residential building with an elevator. It is located in the center of Novigrad, in the immediate vicinity of all necessary facilities for a comfortable daily life, such as shops, banks, post office, school, kindergarten, restaurants, wineries. The total living area of 65 m2 consists of an entrance hall, a bedroom, a bathroom, a storage room, and a spacious open-space living area; modern kitchen, dining room and living room with glass walls and access to the terrace with a beautiful view of the sea. Heating/cooling: 4 air conditioners. One covered parking space. The apartment is sold furnished. Due to its excellent location, in the very center of the charming and highly sought-after Novigrad, first row to the sea, and due to the proximity of all facilities, this apartment is a perfect opportunity to create a new home or as a good investment for tourist rental, and as an additional annual income. Price: 390,000 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.