

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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|                                |          |
|--------------------------------|----------|
| <b>Code :</b>                  | 11247    |
| <b>Location :</b>              | Novigrad |
| <b>Building size :</b>         | 280 m2   |
| <b>Lot size :</b>              | 830 m2   |
| <b>Distance from center :</b>  | 3000 m   |
| <b>Distance from sea :</b>     | 3000 m   |
| <b>Distance from airport :</b> | 75 km    |
| <b>Number of floors :</b>      | 2        |
| <b>Number of bedrooms :</b>    | 4        |
| <b>Number of bathrooms :</b>   | 4        |
| <b>Seaview :</b>               | Yes      |
| <b>Parking :</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>  | 2024     |

**Price :** 1.000.000 €

Modern villa with sea view, under construction, surface area 280 m2, on a plot of 830 m2, located in a quiet location, near Novigrad. It has two floors, ground floor and first floor. On the ground floor there is a covered entrance, vestibule, storage room, toilet, bedroom, bathroom, kitchen, dining room and living room with access to a spacious terrace. On the first floor there are three bedrooms, each with its own bathroom, a spa area, a sauna and a terrace with a view of the sea. The center of the meticulously landscaped garden is a swimming pool of 40 m2, 1.40 m deep, as well as a sunbathing area with a shower and a garden. Three parking spaces. Heating is electric, heat pump. A chimney for the stove is also planned. Cooling with air conditioning. The villa is located in a quiet area, 3 km from the sea and the city center. Due to the proximity of all amenities, it is suitable for a year-round stay or tourist rental. 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.