

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

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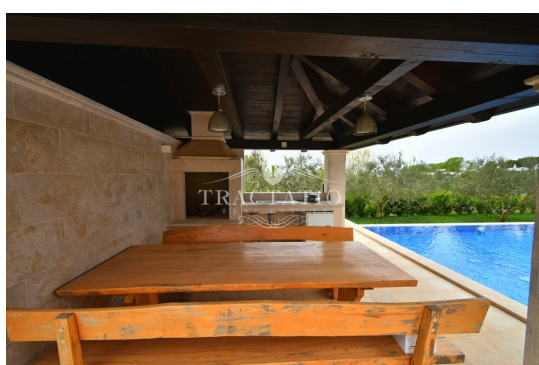
<b>Code :</b>	10927
<b>Location :</b>	Novigrad
<b>Building size :</b>	400 m2
<b>Lot size :</b>	1639 m2
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	2000 m
<b>Distance from airport :</b>	75 km
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	6
<b>Number of bathrooms :</b>	3
<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>	Not specified
<b>Year of construction :</b>	2015

Price : 1 €

For sale is a beautiful residential house with three separate apartments overlooking the sea. The house is spread over three floors, ground floor and first and second floor. Total living area of

approximately 400 m2, with land of 1639 m2. The house can be one independent residential unit, but also a residential house with three separate apartments. Each apartment has about 90 m2, kitchen, living room, two bedrooms, bathroom and toilet. The residential building has a total of six bedrooms, 3 bathrooms, two toilets, and a terrace / balcony with a beautiful panoramic view of the sea, outdoor pool, olive groves and greenery. Central heating has been installed throughout the house, and state-of-the-art air conditioners have also been installed. The center of the landscaped garden is a large outdoor pool of 60 m2 with sun deck, outdoor covered kitchen and terrace, the perfect place to relax, at any time of year. There are also three parking spaces in the yard. The house is located in a quiet location, surrounded by olive groves, only two kilometers from the center of the beautiful small Istrian town of Novigrad, and two kilometers from the sea and beaches. In the immediate vicinity there are also shops, banks, post office, restaurants, wine cellars. The facility was built in 2015. The detached house is for sale fully furnished and is the perfect investment for the future. There is also the possibility of tourist rental. For all other information feel free to contact us.

Note: If the buyer, after viewing (physical access/personal visit)



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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.