

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	10992
<b>Location :</b>	Brtonigla
<b>Building size :</b>	116 m2
<b>Lot size :</b>	260 m2
<b>Distance from center :</b>	7000 m
<b>Distance from sea :</b>	6000 m
<b>Distance from airport :</b>	70 km
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Parking :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2022

Price : 445.000 €

A modern semi-detached house with a specific design, in a quiet location, near Brtonigla, with a total living area of 116 m2, spread over two floors, ground floor and first floor. On the ground floor there is: entrance and staircase, kitchen and dining room, hallway, toilet, and a spacious living room with access to a covered terrace and a space for socializing. The second floor consists of a hallway and staircase, two bedrooms, two bathrooms, a storage room, and a master bedroom with a covered terrace. The center of the meticulously landscaped garden (260 m2) is a swimming pool with a sunbathing area. There is also private parking for two cars in the fenced yard. The location is ideal, a quiet area, a small town, 7 km from the sea and 8 km from Novigrad. The price of this modern house under construction with an attractive design is 445,000 euros (VAT and agency commission of 3% are included in the price). The work completion plan is for summer/2023. 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.