

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

e-mail: [info@manuel-estate.hr](mailto:info@manuel-estate.hr)

web: [manuel-estate.hr](http://manuel-estate.hr)

info: +385 99 659 1550



<b>Code :</b>	11000
<b>Location :</b>	Novigrad
<b>Building size :</b>	43.20 m <sup>2</sup>
<b>Distance from center :</b>	1500 m
<b>Distance from sea :</b>	1000 m
<b>Distance from airport :</b>	70 km
<b>Floor :</b>	1
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	0000

Price : 229.000 €

Modern two-room apartment on the first floor of a family house, near the sea, Novigrad. The residential building consists of four apartments, one of which is on the ground floor with a garden, and three on the first floor. Apartment (B) with a total living area of 43.20 m<sup>2</sup>, consists of: kitchen + living room + dining room, two bedrooms, bathroom, and uncovered terrace. Heating and cooling of rooms is done using air conditioners. The apartment also has one outdoor parking space, marked P2. In the immediate vicinity, there are all the necessary facilities for a comfortable daily life (shop, clinic, bank, school, kindergarten, bus station, restaurants, cafes). The sea and landscaped beaches are only 1 km away, and the historic center of Novigrad is 1.5 km away. The price of this modern apartment on the first floor is 229,000 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.