

# 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>	11064
<b>Location :</b>	Novigrad
<b>Building size :</b>	510 m2
<b>Lot size :</b>	180 m2
<b>Distance from center :</b>	7000 m
<b>Distance from sea :</b>	7000 m
<b>Distance from airport :</b>	80 km
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	7
<b>Number of bathrooms :</b>	5
<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>	1980

Price : 950.000 €

Well-established tavern with apartments, total area of 510 m2 with a garden of 180 m2. It is spread over two floors, on the ground floor there is a tavern consisting of: kitchen, storage room, dressing room for workers, two halls, terrace, two toilets and a studio apartment of 30 m2, which consists of: kitchen + dining room + living room, bedroom and bathroom. The tavern has three separate fireplaces, the heating is done with heating oil, and there are radiators. On the first floor with a separate entrance, there is a large apartment of 75 m2 consisting of: three bedrooms, bathroom, kitchen + dining room + living room and a spacious covered terrace. On the second floor there is an additional space/apartment, which consists of: kitchen + dining room + living room, bathroom and three bedrooms, high attic, which needs adaptation. Above the tavern there is a hallway and three bedrooms, each with its own bathroom and air conditioning. The tavern is located near Novigrad. Price: 950,000 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.

