

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11153
<b>Location :</b>	Novigrad
<b>Building size :</b>	132 m <sup>2</sup>
<b>Lot size :</b>	30 m <sup>2</sup>
<b>Distance from center :</b>	3500 m
<b>Distance from sea :</b>	3500 m
<b>Number of floors :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	0000

**Price :** 400.000 €

This attractive townhouse is located in a peaceful setting, just a short distance from Novigrad, and spans four floors with a total living area of 132.2 m<sup>2</sup>. It is ideal for family living as well as an investment for tourist rental.

The ground floor features an entrance area, a modern bathroom, a laundry room, and a functional kitchen that connects to the dining area. This open-concept design allows for a spacious feel and natural light. The dining area opens up to a 20 m<sup>2</sup> terrace, perfect for enjoying fresh air, while the garden and yard of 30 m<sup>2</sup> provide additional space for relaxation and family gatherings.

On the first floor, there is a spacious living room with access to a terrace that offers a beautiful view of the sea—an ideal spot for enjoying morning coffee or evening sunsets.

The second floor offers a comfortable bedroom with its own bathroom, and on the third floor, there is another bedroom with a private bathroom. These bedrooms ensure privacy and comfort, making the house perfect for a family or guests.

The house is situated in a quiet location, just 3.5 km from the sea, beaches, the city center, and all essential amenities such as shops, restaurants, schools, and healthcare facilities. This proximity to key services makes daily life convenient and enjoyable.

The house is currently undergoing reconstruction and is being sold on a "turnkey" basis (unfurnished) for the price of €400,000. There is also an option to purchase a fully furnished and decorated house for an additional fee, making it ideal for those



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who want to move in immediately without any extra costs.

This property presents an excellent opportunity as a new home or an investment for tourist rental, which can provide additional income.

For any further information or to arrange a viewing, please 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.