

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11270
<b>Location :</b>	Novigrad
<b>Building size :</b>	137 m2
<b>Lot size :</b>	325 m2
<b>Distance from center :</b>	9000 m
<b>Distance from sea :</b>	8000 m
<b>Distance from airport :</b>	65 km
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2021

**Price :** 549.000 €

A modern villa not far from Novigrad (near Brtonigla) with a beautiful view of the sea and the Mirna river valley. The villa is spread over two floors with a total area of

137 m2, and consists of a living room with a kitchen and dining room, 3 bedrooms, 3 bathrooms, a boiler room and a large terrace with a view of the sea. The villa also has a private swimming pool with a saltwater filtration system (28 m2), 2 parking spaces, a carefully landscaped garden of 325 m2, and a fenced yard. Heating and cooling is provided by air conditioning. A semi-detached house that is connected only to the boiler room, which gives the impression that it is a completely independent house. It is sold fully furnished, it is categorized with 4\*\*\*\* and as such is ideal for tourist purposes. The villa is located in a quiet location, 4.5 km from Brtonigla, 9 km from the center of Novigrad, 4 km from Aquapark Istralandia, and about 8 km from the sea.

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.