

# 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>	11273
<b>Location :</b>	Novigrad
<b>Building size :</b>	122 m2
<b>Garden size :</b>	112 m2
<b>Distance from center :</b>	1200 m
<b>Distance from sea :</b>	500 m
<b>Distance from airport :</b>	70 km
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2015

Price : 470.000 €

Fully furnished and decorated apartment near the sea, in charming Novigrad. It is located in a good location, about 500 meters from the sea and beaches, and about 1200 meters from the city center. Located on the ground floor, 122 m2 with a 112 m2 garden. It consists of an entrance hall, 2 bedrooms, walk-in closet, bathroom, large open space kitchen connected to the dining room and living room. Next to the living room there is a room for a home office or children's playroom. At the very entrance to the apartment there is a tavern perfect for socializing and relaxing, it has 26 m2 with a kitchen, an open fireplace, glass walls and a view of the garden and greenery. The tavern is equipped with air conditioning and can be used throughout the year. Heating in the apartment is regulated by underfloor heating and air conditioning. The apartment has one parking space in the fenced yard. The meticulously arranged garden of 112 m2 is equipped with an irrigation system and is surrounded by a hedge. In the immediate vicinity, there are all the necessary facilities for a comfortable everyday life; pharmacy, clinic, kindergarten, school, shops, bus station, sea and beaches. The Istralandia water park is about 7 km away, Umag and Poreč are about 15 km away.

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.