

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

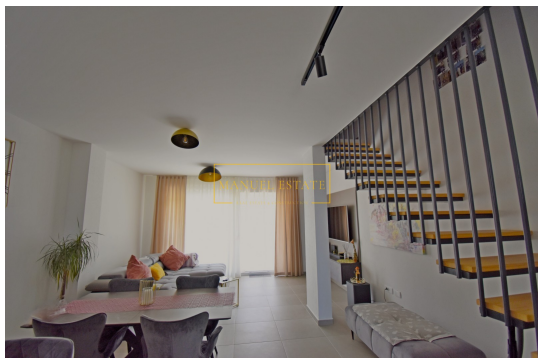
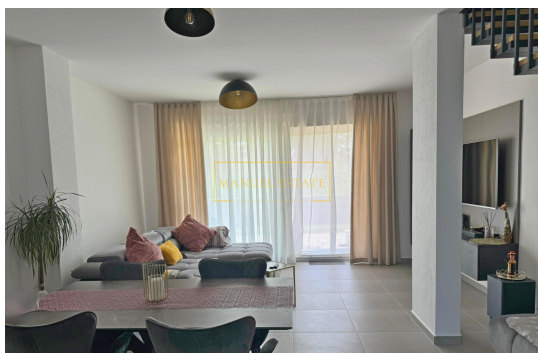
## MANUEL ESTATE

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<b>Code :</b>	11275
<b>Location :</b>	Novigrad
<b>Building size :</b>	127 m2
<b>Garden size :</b>	20 m2
<b>Distance from center :</b>	1700 m
<b>Distance from sea :</b>	1300 m
<b>Distance from airport :</b>	71 km
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2023

Price : 420.000 €

Attractive three-story apartment in Novigrad. The apartment is situated in a quiet location, just 1700 meters from the city center and 1300 meters from the sea and a beautifully maintained beach. The apartment has 127 square meters and spans the ground floor, first, and second floors.

On the ground floor, there is an entrance hall, a toilet, and an open space area that includes a kitchen with a dining area and a living room with access to the garden. The first floor features two bedrooms, one of which has access to a balcony, a bathroom, and an additional room that can be used as a storage area, a mini playroom, or an office. The second floor contains a large bedroom with a bathroom, a storage room that can be converted into a walk-in closet, and a rooftop terrace with a beautiful sea view.

The apartment can be used for residential or tourist purposes. It comes with two parking spaces. It is sold fully furnished, with high-quality Italian furniture from the kitchen to the bedrooms. Nearby, there are schools, kindergartens, and shops, and the neighborhood is very peaceful and quiet. There is a meadow in front and behind the building, which adds to the tranquility and privacy.

This apartment is ideal for a family or rental purposes.

Note: If the buyer, after viewing (physical access/personal visit) the property in question with the agency "Manuel Estate d.o.o."

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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.