MANUEL ESTATE

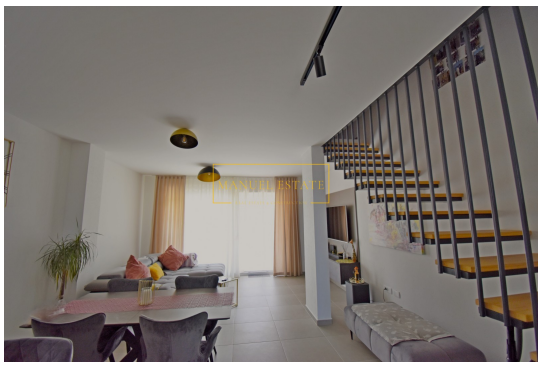
REAL ESTATE & CONSTRUCTION

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

Price : 400.000 €

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." made the final decision to buy it and conclude the sale with the

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owner of the property, he is obliged to pay the agency commission in the amount of 3% + VAT of the total purchase price.