



**MANUEL ESTATE**  
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<b>Code :</b>	11307
<b>Location :</b>	Novigrad
<b>Building size :</b>	77.84 m2
<b>Garden size :</b>	130 m2
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	1800 m
<b>Distance from airport :</b>	70 km
<b>Floor :</b>	Ground floor
<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>	2024

**Price :** 305.000 €

We present an exceptional apartment located in a peaceful neighborhood in Novigrad, within a building containing four units. This location offers the perfect combination of privacy and comfort.

The apartment spans 77.84 m², and the attached garden covers 130 m². Upon entering the apartment, you will find a utility room to the right. To the left of the entrance is an open-plan space that includes the kitchen, dining area, and living room. This area is especially bright, thanks to large sliding doors that span the entire wall of the living room. These doors lead to a terrace and garden, providing ample natural light throughout the apartment.

The apartment features two bedrooms, one of which has direct access to the terrace and garden. The bathroom is located between the bedrooms, offering practicality and privacy.

The garden is ideal for families with pets as well as for entertaining friends and family. This property provides a comfortable living space in an attractive setting, perfect for those seeking a high quality of life in Novigrad.

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.