

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

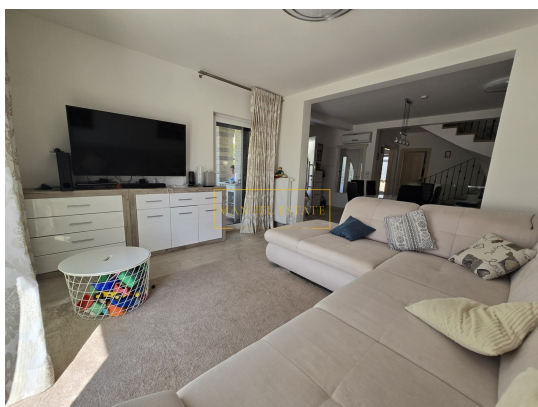
## MANUEL ESTATE

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<b>Code :</b>	11323
<b>Location :</b>	Novigrad
<b>Building size :</b>	123 m2
<b>Lot size :</b>	199 m2
<b>Distance from center :</b>	6000 m
<b>Distance from sea :</b>	300 m
<b>Distance from airport :</b>	75 km
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Central heating :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	0000

Price : 550.000 €

We present to you a stunning villa located just 300 meters from the sea, offering top-notch comfort and style. This modern property spans 123m<sup>2</sup> and is perfect for those seeking luxury and functionality.

The villa features a finished basement that can be adapted for various uses – from a wine cellar to a game room. On the ground floor, you'll find an open concept design with a kitchen, dining area, and living room. Large glass walls in the living room provide abundant natural light throughout the day and connect the interior with the courtyard and terrace, making it an ideal space for relaxation or entertainment.

The ground floor also includes one bedroom and a bathroom. Elegant wooden stairs lead to the second floor, adding a touch of warmth and sophistication to the interior. On the second floor, there are two bedrooms, each with its own bathroom and access to a shared terrace. This villa offers the perfect blend of comfort, luxury, and practicality, with its proximity to the sea making it even more attractive.

Don't miss the chance to own this exceptional property. Contact us for more information or to schedule a viewing.

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



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commission in the amount of 3% + VAT of the total purchase price.