

## MANUEL ESTATE

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<b>Code :</b>	11327
<b>Location :</b>	Novigrad
<b>Building size :</b>	80.45 m <sup>2</sup>
<b>Distance from center :</b>	6000 m
<b>Distance from sea :</b>	200 m
<b>Distance from airport :</b>	75 km
<b>Floor :</b>	2
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	1
<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>	0000

**Price :** 285.000 €

We offer you a unique opportunity to purchase a beautiful apartment located on an attractive site, just 200 meters from the sea, near Novigrad, Istria. This apartment is situated on the second floor and provides a perfect blend of comfort and style.

The apartment spans 65 m<sup>2</sup> of living space, excluding the terrace and loggia. Upon entering the apartment, you are greeted by a spacious hallway. To the right, there is a guest toilet. Straight ahead from the entrance, you will find an open-concept kitchen, living room, and dining area. The high-gloss kitchen is equipped with all necessary appliances, while the rest of the apartment is furnished with top-quality furniture.

The large living room, with its expansive glass walls, opens onto a covered terrace of 10.15 m<sup>2</sup>, ideal for relaxation, entertaining friends and family, or simply enjoying the peaceful ambiance with a sea view. The terrace also features a barbecue for added enjoyment.

From the dining area, you enter a smaller hallway leading to two beautiful bedrooms and a bathroom. The bedrooms have parquet flooring, while the rest of the apartment is finished with high-quality ceramics. All windows are fitted with insect screens, providing extra protection, especially during the summer months.

The apartment includes a parking space and a storage room in the building's basement of 5.66 m<sup>2</sup>. The total area of the apartment, including the loggia and storage room, is 80.45 m<sup>2</sup>.

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REAL ESTATE & CONSTRUCTION

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Don't miss this unique opportunity to purchase an apartment in close proximity to the sea and all essential amenities. Contact us for more information and to arrange a viewing today!

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.