

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

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<b>Code :</b>	11358
<b>Location :</b>	Novigrad
<b>Building size :</b>	40 m <sup>2</sup>
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	2000 m
<b>Distance from airport :</b>	70 km
<b>Floor :</b>	1
<b>Number of bedrooms :</b>	1
<b>Number of bathrooms :</b>	1
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	0000

**Price :** 142.000 €

For sale is a beautiful apartment in Novigrad, located near the sea and the city center. This attractive apartment covers an area of 40 m<sup>2</sup> and includes a spacious bedroom, a bathroom, and an open-concept kitchen and living room, making it ideal for comfortable living.

The apartment boasts a large terrace with a stunning sea view, which is partially covered. The terrace is perfect for family gatherings and enjoying time with friends, offering enough space for a large dining table and a barbecue, allowing you to savor pleasant summer evenings.

Situated in a peaceful neighborhood, this apartment offers the perfect blend of urban living and nature. In the immediate vicinity, you will find beaches, the city center, and all the essential amenities for daily life. On one side, you can enjoy views of the sea, while on the other, the apartment overlooks untouched nature.

The apartment comes with a designated parking space, and heating and cooling are provided through air conditioning units and radiators. This apartment is perfect for living but also represents an excellent investment for long-term or short-term rental.

Don't miss this unique opportunity to purchase an apartment that can become your new home or source of income. For more information or to arrange a viewing, please feel free to contact us!

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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.