MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

MANUEL ESTATE
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Code :	11361
Location :	Novigrad
Building size :	78 m2
Lot size :	280 m2
Distance from center :	7000 m
Distance from sea :	5000 m
Distance from airport :	70 km
Number of bedrooms :	2
Number of bathrooms :	2
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Energy efficiency :	Not specified
Year of construction :	2024

In Istria, just a few minutes' drive from the charming town of Novigrad, this beautiful single-story house is under construction, located only 5 km from crystal-clear beaches and the Adriatic Sea. Perfectly situated, this modern 78 m² house offers a functional and luxurious living space designed for comfort and style.

Upon entering the house, you are welcomed into a spacious living room with an open-plan kitchen and dining area, ideal for family gatherings or entertaining friends. The house features two large bedrooms, each with a private bathroom and walk-in closet, providing additional privacy. There is also a practical storage room. From the living room, you can access a covered terrace with a pergola, which leads to a carefully landscaped 280 m² garden. The garden includes a pool, sunbathing area, and parking.

This luxury property is being built to the highest standards, using top-quality materials. PVC windows and ceramic floors with underfloor heating preparation guarantee year-round comfort, while air conditioning provides cooling.

The house is being sold on a "turnkey" basis, meaning you will receive a fully finished and move-in-ready property, excluding furniture. The planned completion of the works is set for summer 2025.

Given its proximity to the center of Novigrad, just a few minutes’ drive away, along with all the necessary amenities—top-quality restaurants, cafes, promenades, cycling paths, shops—this property is an excellent investment for tourism or an ideal year-round home. Additionally, the beautiful beaches are just 5 minutes away by car, offering the perfect blend of natural

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surroundings and modern comfort.

Don't miss the opportunity to invest in this exceptional property in one of Istria’s most sought-after regions!

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.