

MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

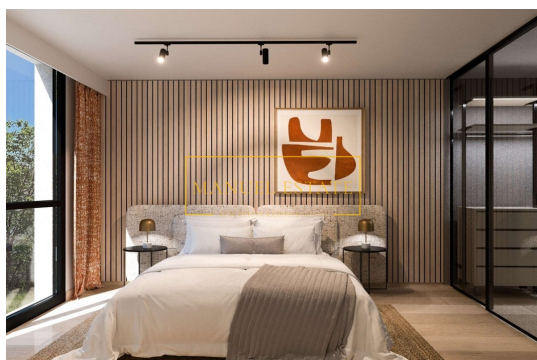
MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

e-mail: info@manuel-estate.hr

web: manuel-estate.hr

info: +385 99 659 1550



Code :	11381
Location :	Novigrad
Distance from center :	900 m
Distance from sea :	900 m
Distance from airport :	70 km
Floor :	Ground floor
Number of floors :	1
Seaview :	Yes
Parking :	Yes
Garage :	Yes
Storage :	Yes
Air conditioner :	Yes
Elevator :	Yes
Energy efficiency :	A
Year of construction :	2025

Price : 1 €

A Unique Opportunity Not to Be Missed!

We proudly present an exclusive project featuring only 16 luxury apartments, situated in two modern buildings in the heart of the beautiful town of Novigrad, Istria. This is a new development that brings a breath of fresh air to the real estate market, offering the perfect place to live or an outstanding investment opportunity.

DISCOVER LUXURY AND QUALITY

Each building contains 8 meticulously designed apartments with sea views and spacious terraces. Ground-floor units also come with private gardens. The apartment sizes range from 55.55 m² to a generous 136.36 m², providing a wide variety of options to meet different needs and preferences.

Apartment Features:

- **Energy Efficiency:** Buildings with A or A+ certification, ensuring reduced energy consumption.
- **High-Quality Finishes:** Top-grade ceramic tiles and parquet flooring, with larger dimensions for added elegance.
- **Premium Sanitary Fixtures:** Featuring Hansgrohe and Catalano brands.
- **Top-Level Security:** Burglar-proof and fire-resistant doors, video intercom, and entrance security camera system.
- **Panoramic Glass Walls and Sun Protection:** Aluminum shutters with electric motor controls.
- **Modern Technology Integration:** Underfloor heating, rooftop



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solar panels, and electric vehicle chargers.

COMFORT AND FUNCTIONALITY

- Covered Parking and Garages: Secure bike storage and individual storage units for each apartment.
- Elevator and Spacious Lobby: Enhancing the sense of luxury and comfort.
- Terrace Features: Decking finishes, kitchen preparation on the terrace, and a fireplace connection for an enhanced experience.
- Automatic Irrigation: For ground-floor gardens and common green areas.

PERFECT FOR LIVING OR INVESTMENT

This project is ideal for those seeking a prestigious home for everyday living, as well as for investors looking to acquire a high-end property in a prime location.

PLANNED COMPLETION DATE: May 1, 2025

MAIN CONTRACT SIGNING DATE: June 15, 2025

With a 10-year warranty on the structure and a 2-year warranty on construction and craftwork, you can be assured of the quality and durability of this new development. Additionally, all equipment and appliances come with manufacturer warranties.

For more information and to schedule a meeting, contact us via email or phone, or visit us at our office.

Don't miss this unique opportunity!

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.