

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

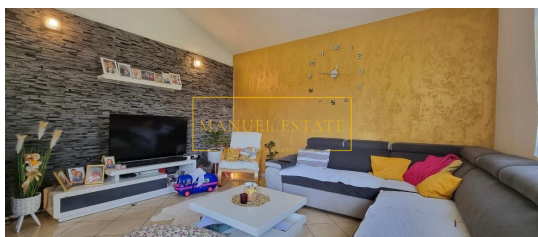
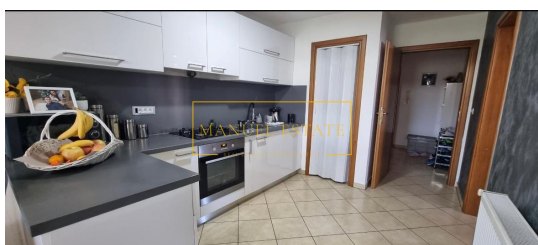
## MANUEL ESTATE

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|                                |                   |
|--------------------------------|-------------------|
| <b>Code :</b>                  | 11384             |
| <b>Location :</b>              | Novigrad          |
| <b>Building size :</b>         | 90 m <sup>2</sup> |
| <b>Distance from center :</b>  | 3000 m            |
| <b>Distance from sea :</b>     | 1500 m            |
| <b>Distance from airport :</b> | 75 km             |
| <b>Floor :</b>                 | 1                 |
| <b>Number of floors :</b>      | 2                 |
| <b>Number of bedrooms :</b>    | 3                 |
| <b>Number of bathrooms :</b>   | 1                 |
| <b>Parking :</b>               | Yes               |
| <b>Storage :</b>               | Yes               |
| <b>Air conditioner :</b>       | Yes               |
| <b>Energy efficiency :</b>     | Not specified     |
| <b>Year of construction :</b>  | 2011              |

**Price :** 265.000 €

For Sale: Spacious and Functional Apartment in a Quiet Neighborhood in Novigrad

Located just 1.5 km from the sea, this first-floor apartment in a residential building with only eight units offers a living area of 67 m<sup>2</sup>, complemented by an additional 30 m<sup>2</sup> gallery. The gallery provides flexible options for creating extra rooms to suit the needs of the future owner.

The apartment features two hallways, a bathroom, a fully equipped kitchen, a storage room, a dining area connected to a spacious living room, two comfortable bedrooms, and a terrace perfect for relaxation in a peaceful setting. The expansive gallery can be transformed into two additional rooms, a home office, or an extra leisure zone, providing added comfort and flexibility.

Heating is provided by a pellet stove, and air conditioning ensures cooling during warmer months. The apartment is sold fully furnished, making it move-in ready. Additionally, a private parking space is included with the property.

This home is conveniently located near all essential amenities for comfortable living, including schools, shops, a post office, and other services. At the same time, it offers peace and privacy, ideal for family life.

The property also presents an excellent investment opportunity. Its attractive location near the sea makes it highly suitable for tourist rentals.

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Don't miss this unique opportunity to purchase a quality apartment in an exceptional location. Contact us for more information or to schedule a viewing—your new home or investment awaits!

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.