



MANUEL ESTATE
G. Martinuzzi 7, 52466 Novigrad
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Code :	11385
Location :	Novigrad
Building size :	31.49 m2
Distance from center :	4000 m
Distance from sea :	300 m
Distance from airport :	70 km
Floor :	3
Number of floors :	1
Number of bedrooms :	1
Number of bathrooms :	1
Seaview :	Yes
Parking :	Yes
Energy efficiency :	Not specified
Year of construction :	1980

Price : 155.000 €

A beautiful and modern apartment is for sale in Novigrad, Istria, located just 300 meters from the sea, in an attractive and peaceful location. The apartment is on the third floor of the building and has an area of 31.49 m², making it ideal for anyone looking for a functional space close to the coast.

The apartment consists of a spacious living room with access to a covered terrace offering an incredible sea view. The terrace is the perfect place to relax or enjoy your morning coffee. The kitchen is modern and fully equipped, while the living room is designed for comfortable family moments and social gatherings.

The apartment includes one bedroom, which is spacious and bright, and a bathroom with modern amenities. For year-round comfort, the apartment is equipped with air conditioning that provides both heating and cooling, ensuring comfort in all seasons.

The apartment is fully furnished, meaning it is ready for immediate move-in with no need for additional investment. This apartment perfectly suits the needs for permanent residence and also presents an excellent investment opportunity, whether for long-term rental or short-term tourist rental.

The building is located near all essential amenities, including schools, a post office, shops, and restaurants, further enhancing the convenience of living in this apartment. Residents have a dedicated parking space next to the building, eliminating the parking issues typically found in the town center.

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REAL ESTATE & CONSTRUCTION

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This apartment presents an exceptional opportunity for anyone who wants to enjoy life by the sea, whether as a permanent home or as an investment. For more information or to schedule a viewing, feel free to contact us.

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.