MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

MANUEL ESTATE
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Code :	11396
Location :	Novigrad
Building size :	45.34 m2
Distance from sea :	200 m
Distance from airport :	70 km
Floor :	1
Number of floors :	1
Number of bedrooms :	2
Number of bathrooms :	2
Storage :	Yes
Air conditioner :	Yes
Energy efficiency :	Not specified
Year of construction :	0000

Price : 150.000 €

An attractive property is for sale in the beautiful town of Novigrad, one of the most desirable locations on the Istrian coast. This property, located in the very heart of the town and just 50 meters from the sea, consists of two residential units with a total area of 45.34 m². It offers a unique opportunity for investment or comfortable living in the heart of Istria.

The first residential unit is a 30 m² apartment that impresses with its functionality and carefully designed layout. The apartment features a spacious bedroom, a kitchen with a dining area and a small living room, and a modern bathroom. Despite its compact size, the space provides an incredible sense of comfort and optimal use, as clearly visible in the accompanying photographs.

The second residential unit is a 15 m² studio apartment, which includes a kitchenette, a pull-out couch, and a spacious bathroom. The studio has a private entrance and is currently successfully rented out, offering a steady income and a quick return on investment.

Located in the historic and charming center of Novigrad, these residential units provide numerous possibilities. The larger apartment is ideal for permanent living or tourist rentals, while the studio already generates additional income. The proximity to the sea, restaurants, cafes, and other amenities makes this property a perfect choice for anyone seeking a home in Istria, renowned for its beauty, rich cultural heritage, and pleasant Mediterranean climate.

This is a rare opportunity – the ideal combination of location, practicality, and investment potential. Don’t miss this chance to

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own a property that can become your home or a perfect business investment. Contact us today for more information and to arrange a viewing!

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.