

MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

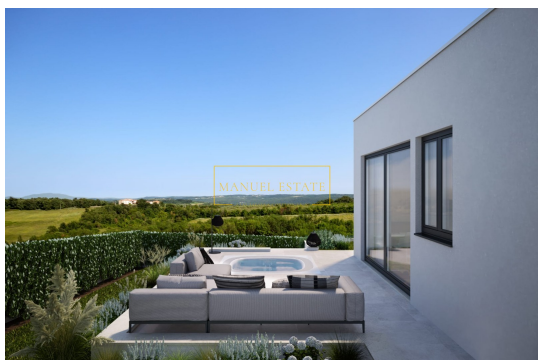
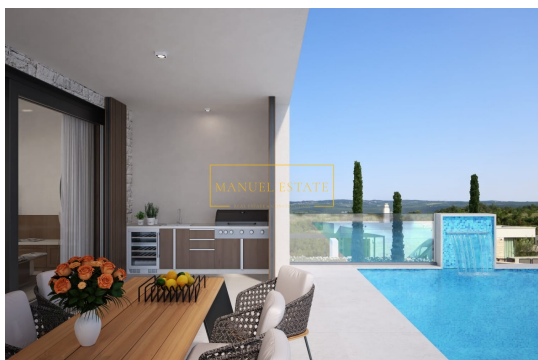
MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

e-mail: info@manuel-estate.hr

web: manuel-estate.hr

info: +385 99 659 1550



Code :	11428
Location :	Novigrad
Building size :	350 m ²
Lot size :	1600 m ²
Distance from center :	7000 m
Distance from sea :	7000 m
Distance from airport :	70 km
Number of floors :	1
Number of bedrooms :	3
Number of bathrooms :	2
Seaview :	Yes
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Central heating :	Yes
Energy efficiency :	A
Year of construction :	2025

Price : 1 €

For sale: a stunning luxury villa with a living area of 350 m², situated on a spacious plot of 1600 m², just 7 kilometers from Novigrad and the Adriatic Sea. This elegant and fully equipped property offers the perfect blend of luxury, comfort, and privacy—ideal for family living or a holiday retreat in a peaceful environment while being in close proximity to all the amenities of the coastal town. The villa boasts breathtaking panoramic views of the sea and surrounding landscape, providing a unique sense of tranquility and connection with nature.

The villa features a spacious and bright living room seamlessly connected to a modern, fully equipped kitchen, three elegantly designed bedrooms, two spacious bathrooms, and an additional two separate toilets. Special attention has been given to comfort and functionality, with underfloor heating throughout the entire villa and air conditioning ensuring a pleasant atmosphere all year round.

For complete relaxation and luxury, the villa includes a private sauna and jacuzzi, while the outdoor area is enhanced with a summer kitchen—perfect for enjoying warm days and socializing with family and friends. Wine enthusiasts will be delighted with the wine cellar, and those who prefer an active lifestyle will appreciate the fully equipped gym. Additional storage space is provided by two storage rooms and a laundry room, contributing to the convenience and practicality of daily living.

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The beautifully landscaped yard offers plenty of privacy and outdoor enjoyment, with five parking spaces available within the property. The villa is set to be completed in May 2025, offering the possibility to customize the interior according to the future owner's preferences.

This luxurious property is the perfect opportunity for those seeking an elegant and modern home near the sea, yet in a peaceful and private setting. Don't miss the chance to become the owner of this stunning villa that offers the perfect combination of comfort, luxury, and a prime location. For more information and to schedule a viewing, contact us today.

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.