MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

MANUEL ESTATE
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Code :	11430
Location :	Novigrad
Building size :	132 m2
Lot size :	501 m2
Distance from center :	5000 m
Distance from sea :	100 m
Distance from airport :	75 km
Number of floors :	2
Number of bedrooms :	4
Number of bathrooms :	2
Seaview :	Yes
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Energy efficiency :	B
Year of construction :	1998

Price :	639.000 €

Located near the picturesque town of Novigrad, this beautiful apartment house is an ideal choice for a relaxing lifestyle or a profitable tourist rental. Just 130 meters from the crystal-clear sea and stunning beaches, this property offers a perfect blend of tranquility, nature, and comfort. Situated on a 501 m² plot, surrounded by greenery and enclosed by a hedge, it guarantees privacy and a safe environment for the whole family.

The house consists of a ground floor and an upper floor, featuring two separate apartments with a total living area of 132 m². The ground floor includes two spacious bedrooms, a bathroom, a kitchen, a dining area, and a terrace, while the upper floor offers another apartment with a kitchen, two bedrooms, a bathroom, a dining area, and a terrace with a stunning view of the sea and surrounding nature.

The property is fully furnished and equipped with internet, television, and air conditioning. In 2014, it underwent a complete renovation, including a new roof, façade, and terraces. There is also the possibility of reconstruction and a 30 percent increase in building capacity, further enhancing its value and potential.

In addition to providing peace and comfort, this house is exceptionally suitable for families with children. The yard features a playground with swings and a play area, while the green surroundings and enclosed parcel offer a safe and carefree outdoor experience.

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With its exceptional location, proximity to the sea, and functional layout, this property represents an outstanding investment opportunity for tourist rentals or as a peaceful family home.

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.