MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

MANUEL ESTATE
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Code :	11431
Location :	Novigrad
Building size :	132 m2
Lot size :	369 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
Air conditioner :	Yes
Energy efficiency :	B
Year of construction :	1998

Price : 540.050 €

For sale: A beautiful detached house located just 100 meters from the crystal-clear sea and stunning beaches, near the picturesque town of Novigrad. The house covers an area of 132 m² and is situated on a 369 m² plot, surrounded by a spacious yard and garden. It consists of two separate apartments, each with an area of 66 m², featuring a covered terrace with a breathtaking sea view.

The house was renovated in 2014 to meet all standards for tourist purposes, including roof and facade refurbishment, installation of new terraces, and air conditioning units. All spaces are fully furnished and equipped with new kitchens, air conditioning, internet, and TVs, providing a comfortable setting for a relaxing stay. The ground floor includes two spacious bedrooms, a bathroom, kitchen, dining room, and a terrace, while outdoor stairs lead to the first floor, where there is another charming apartment with two bedrooms, a bathroom, kitchen, dining room, and a terrace with impressive views.

The house is perfect for family living, and due to its exceptional location, it can also be used as a tourist rental property. The yard is fenced with greenery and equipped with swings, making it ideal for families with children. In the immediate vicinity, there are shops, restaurants, and a well-maintained beach, while the center of Novigrad is just 5 km away, and the highway is 6 km away.

This is a unique opportunity to purchase a property in one of the most attractive destinations on the Adriatic coast, perfect for both living and tourist purposes.

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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.