MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

MANUEL ESTATE
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Code :	11446
Location :	Novigrad
Lot size :	649 m2
Distance from center :	2000 m
Distance from sea :	1500 m
Distance from airport :	70 km
Seaview :	Yes
Energy efficiency :	Not specified
Year of construction :	0000

Price : 239.000 €

A unique opportunity – Building plot for sale in Novigrad!

A 649 m² building plot for sale in an exceptional location in Novigrad, just 2 km from the sea and the city center. The land is designated for residential use, with a rectangular shape, flat terrain, and ideal south-west orientation, ensuring plenty of natural light throughout the day.

A key advantage of this property is its access road from two sides, from the north and east, allowing for flexible construction planning and easy access. It is located at the edge of the construction zone, in a newly developed residential area where only residential buildings are permitted, ensuring peace and privacy. Additionally, the plot offers a beautiful view of an olive grove and the sea over the neighboring agricultural land, adding to its overall attractiveness.

Infrastructure is nearby and currently in development, enabling the future owner to proceed with construction easily. Ownership is clear, 1/1, without any encumbrances, ensuring a safe and transparent purchase.

The plot allows for the construction of a detached family house with a swimming pool or a semi-detached house, making it an excellent investment opportunity for tourism, real estate development, or peaceful family living in one of Novigrad's most sought-after locations. Two conceptual designs are available, simplifying the planning and construction process according to the buyer's preferences.

Plots like this rarely appear on the market, so don't miss this opportunity. For more information and to schedule a viewing, please 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."

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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.