

MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

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G. Martinuzzi 7, 52466 Novigrad

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Code :	11457
Location :	Novigrad
Building size :	111 m2
Lot size :	150 m2
Distance from center :	1500 m
Distance from sea :	12000 m
Distance from airport :	76 km
Number of floors :	2
Number of bedrooms :	3
Number of bathrooms :	2
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Central heating :	Yes
Energy efficiency :	A
Year of construction :	2025

Price : 320.000 €

In a quiet residential area near Novigrad, just a few minutes' drive from the sea and all essential amenities, a modern row house is currently under construction. This high-quality new build offers a perfect blend of contemporary design, functionality, and energy efficiency.

The house is designed as a two-story property. The ground floor will feature a spacious open-plan living area with kitchen and dining space, a guest toilet, and a storage room. From the living room, there will be direct access to a large terrace and a private garden—ideal for outdoor relaxation and entertaining.

The first floor will comprise three generously sized bedrooms, two bathrooms, and a covered terrace. The layout is carefully planned to ensure maximum comfort and practicality for everyday living.

The house will be built with high-quality materials, emphasizing durability and energy efficiency. Planned features include premium ceramic tiles, PVC exterior joinery with aluminum shutters, inverter air conditioning units, and a heat pump system with underfloor heating throughout the entire house.

Construction completion is scheduled for spring 2026, and buyers still have the opportunity to participate in the selection of final finishes and fittings, allowing for a personalized touch and adaptation to individual preferences.

The location provides peace, privacy, and excellent connectivity



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to Novigrad and the coast. With its features and positioning, this property presents an outstanding opportunity both as a family home and as an investment with strong potential for tourist rental and a quick return on investment.

For more information or to schedule a viewing, 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." 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.