

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

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<b>Code :</b>	11459
<b>Location :</b>	Novigrad
<b>Building size :</b>	32 m2
<b>Garden size :</b>	32.60 m2
<b>Distance from center :</b>	6000 m
<b>Distance from sea :</b>	400 m
<b>Distance from airport :</b>	76 km
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	1
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2020

Price : 185.000 €

This attractive apartment in Novigrad is the perfect choice for anyone looking for a property near the sea, whether for personal use or as an investment for renting. The apartment is located in a smaller residential building with only four apartments, ensuring a peaceful environment and privacy. It is situated on the first floor, and there is also an apartment available on the ground floor of the same building, so there is the option to purchase both apartments for those seeking a larger property.

The apartment covers 33.20 m<sup>2</sup> and includes one bedroom, a modern bathroom, a kitchen with a living area, and a spacious terrace that offers a beautiful outdoor space for relaxation. Additionally, the apartment has its own private parking space, which is a significant advantage in this popular tourist area.

The excellent location, just 400 meters from the sea, allows for quick and easy access to the stunning beaches of Novigrad and all the amenities that this attractive destination offers. Heating is provided via air conditioning and electric radiators, making the apartment suitable for year-round living or seasonal rentals.

Novigrad, a popular tourist destination on the western coast of Istria, is known for its well-preserved Mediterranean charm, beautiful beaches, and numerous cultural and gastronomic offerings. The apartments in this building are ideal for those who want to enjoy a peaceful environment while being close to all essential services.

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This property comes with proper documentation and clear ownership, guaranteeing a safe and quick purchasing process. If you are looking for the perfect apartment near the sea, don't miss the opportunity to view this offer. Contact us for more information or to schedule a viewing.

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.