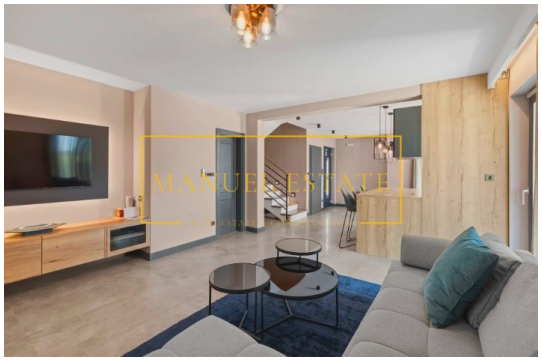
MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

MANUEL ESTATE
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Code :	11465
Location :	Brtonigla
Building size :	136 m2
Lot size :	350 m2
Distance from center :	2400 m
Distance from sea :	8000 m
Distance from airport :	70 km
Number of floors :	2
Number of bedrooms :	3
Number of bathrooms :	3
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Energy efficiency :	Not specified
Year of construction :	2021

Price : 470.000 €

For sale is a beautiful, modern semi-detached villa with a swimming pool, located in a peaceful neighborhood just a few kilometers from the sea and the center of Novigrad. The villa is fully furnished and move-in ready, offering its future owners the perfect combination of luxury, comfort, and privacy.

This elegant property is spread over two floors, with a total living area of 140 m², while the plot covers 350 m². The ground floor features a spacious open-plan living room connected to a modern, fully equipped kitchen and dining area. Large glass sliding doors provide access to the terrace and pool. Additionally, the ground floor includes a storage room, laundry room, and a bathroom. An internal staircase leads to the first floor, where there are three bedrooms. The master bedroom has its own bathroom and access to a private terrace, while the other two bedrooms share an additional bathroom.

The villa is equipped with smart air conditioning units in every room, which can be controlled via mobile phone. There is also a chimney, allowing for the installation of a fireplace or a wood/pellet stove. The entire yard is fully fenced, ensuring privacy, with a 35 m² swimming pool and sunbathing area as the central feature of the garden. The paved area of the yard includes two parking spaces.

The location of this property is extremely attractive, with popular beaches and cities such as Novigrad, Umag, Poreč, Rovinj, and Pula nearby, while the Slovenian town of Koper is only 35 km away. This villa is a perfect investment opportunity, whether as a

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luxury holiday home, family residence, or for tourist rental.

The property is being sold for €470.000,00 and the buyer also acquires the company established solely for the ownership of this house.

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.