

MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

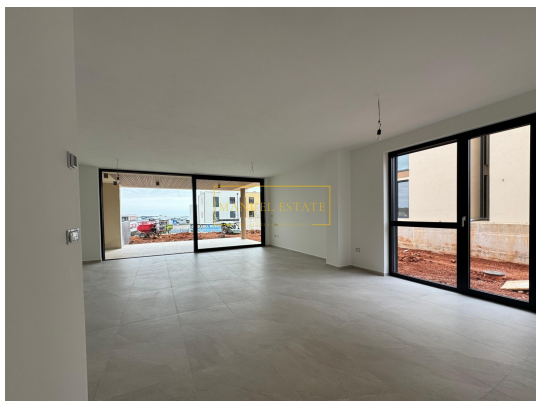
MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

e-mail: info@manuel-estate.hr

web: manuel-estate.hr

info: +385 99 659 1550



Code :	11467
Location :	Novigrad
Building size :	110 m2
Garden size :	186 m2
Distance from center :	1000 m
Distance from sea :	1000 m
Distance from airport :	75 km
Floor :	Ground floor
Number of floors :	1
Number of bedrooms :	3
Number of bathrooms :	3
Seaview :	Yes
Parking :	Yes
Garage :	Yes
Storage :	Yes
Air conditioner :	Yes
Elevator :	Yes
Central heating :	Yes
Energy efficiency :	Not specified
Year of construction :	2025

Price : 698.991 €

A luxurious apartment in a new residential development is for sale in Novigrad, perfect for those seeking a modern home of high quality with top-notch amenities. The apartment is located on the ground floor of a residential building with an elevator and wheelchair access, offering a total of 100 m² of living space. It consists of a spacious open-plan living room with a kitchen and dining area, as well as three comfortable bedrooms, each with its own en-suite bathroom, ensuring additional privacy and comfort.

The living room opens onto a large covered terrace of 23 m², equipped with a summer kitchen, ideal for relaxing and enjoying the outdoors throughout the year. A private garden of 186.30 m² adds exceptional value to the property, making it perfect for family life, outdoor gatherings, or simply enjoying nature.

The apartment also includes two private parking spaces, an additional storage room, and a covered parking area. Heating is provided through underfloor heating, and each room is equipped with air conditioning for precise temperature control year-round. Only the highest quality materials have been used, ensuring long-term value and high energy efficiency. The energy certificate is currently in progress.

MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

e-mail: info@manuel-estate.hr

web: manuel-estate.hr

info: +385 99 659 1550

This property is being sold fully completed and ready to move in ("turnkey"), and is exempt from real estate transfer tax as it falls within the VAT system. The expected completion date is in 2025. The apartment is sold unfurnished, allowing the new owner to decorate it according to their own style and needs.

If you're looking for a modern, high-quality, and functional apartment in Istria with additional outdoor space and all essential features, this property in Novigrad is an outstanding opportunity. Contact us today to schedule your viewing appointment.

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.