

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

e-mail: [info@manuel-estate.hr](mailto:info@manuel-estate.hr)

web: [manuel-estate.hr](http://manuel-estate.hr)

info: +385 99 659 1550



<b>Code :</b>	11472
<b>Location :</b>	Novigrad
<b>Building size :</b>	58.54 m <sup>2</sup>
<b>Distance from center :</b>	1000 m
<b>Distance from sea :</b>	1000 m
<b>Distance from airport :</b>	70 km
<b>Floor :</b>	1
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2006

Price : 225.000 €

A bright and functional apartment of 58.54 m<sup>2</sup> is for sale, located in a quiet part of Novigrad, just 1 kilometer from the city center and the nearest beaches. The apartment is situated in a well-maintained building constructed in 2006, known for its solid construction quality.

The layout includes an entrance hall (4.79 m<sup>2</sup>), bathroom (4.32 m<sup>2</sup>), a spacious master bedroom (15.83 m<sup>2</sup>), a smaller bedroom (6.14 m<sup>2</sup>), an open-plan living room with kitchen and dining area (19.02 m<sup>2</sup>), a loggia (2.27 m<sup>2</sup>), an internal storage space (3.90 m<sup>2</sup>), and an additional private storage room on the ground floor of the building. The loggia offers an open sea view, providing a perfect spot for relaxation at any time of the day.

This apartment offers plenty of natural light, a comfortable layout, and a great location – far enough from the hustle and bustle, yet close to all essential amenities. It's ideal both as a family home and as a profitable investment for tourism rental.

The apartment is move-in ready, with no additional investment needed, and awaits its new owner.

For more information and 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

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owner of the property, he is obliged to pay the agency commission in the amount of 3% + VAT of the total purchase price.