MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

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Code :	11475
Location :	Novigrad
Building size :	100 m2
Garden size :	47 m2
Distance from center :	5000 m
Distance from sea :	350 m
Distance from airport :	74 km
Floor :	Ground floor
Number of floors :	1
Number of bedrooms :	3
Number of bathrooms :	1
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Energy efficiency :	Not specified
Year of construction :	2000

Price : 269.000 €

A spacious and functional apartment of 100 m² is for sale, located in a quiet suburb of Novigrad, only a 5-minute drive from the town center and just 350 meters from the sea. The property is situated in a small residential building without an elevator, in a peaceful street surrounded by greenery, with nearby access to shops, public transport, the beach, and a park.

The apartment has a classic layout, perfect for family life or as an investment in tourism. It is sold fully furnished, allowing for immediate move-in without additional costs. Heating is provided by a traditional system, and an air conditioning unit ensures comfort throughout the year.

The building is currently undergoing condominium legalization (separate ownership registration), and individual meters for electricity and water are being installed. The apartment includes a private outdoor parking space, a bathroom with a window, a kitchen with dining area, storage room, hallway, and a balcony with a partial sea view.

This property offers an ideal combination of functionality, comfort, and excellent seaside location. Its proximity to the beach and all essential amenities, combined with a peaceful setting, makes it a great choice for those looking for a home or a smart real estate investment in Istria. Ownership is clean, and all documentation is available for review.

For more information or to arrange a viewing, feel free to contact

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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.