MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

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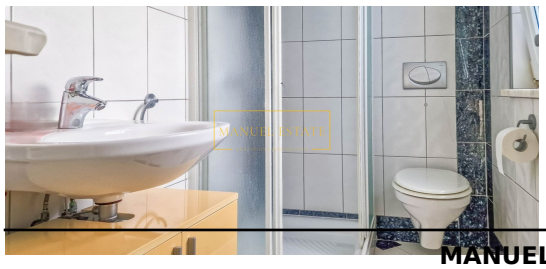












Code :	11476
Location :	Novigrad
Building size :	63 m2
Distance from center :	5000 m
Distance from sea :	350 m
Distance from airport :	74 km
Floor :	1
Number of floors :	1
Number of bedrooms :	2
Number of bathrooms :	1
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Energy efficiency :	Not specified
Year of construction :	2000

Price : 219.000 €

An attractive 63 m² apartment for sale, located in a quiet suburb of Novigrad, Istria, just 350 meters from the sea. This property is an ideal choice for family living, peaceful year-round residence, or as an investment for tourist rental.

The apartment is situated on the first floor of a residential building constructed in 2000. The layout is functional and comfortable, consisting of two bedrooms, a bathroom with a window, an additional guest toilet, a kitchen with dining area, a hallway, and a living room with access to a balcony offering a partial sea view. The apartment is being sold fully furnished, allowing for immediate move-in without the need for further investment.

Heating is provided by a classic system, with additional air conditioning installed. The price includes one private outdoor parking space. The building is currently in the process of legalization (condominium conversion), and individual meters for electricity and water are being installed.

The location offers excellent proximity to all essential amenities – the beach, shops, public transport, parks, and walking areas. This is the perfect opportunity for those seeking a quiet and high-quality lifestyle in Istria, as well as for investors looking for a property with strong rental potential.

The asking price is €219,000. Ownership is clear, and the apartment is ready for immediate occupancy.

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