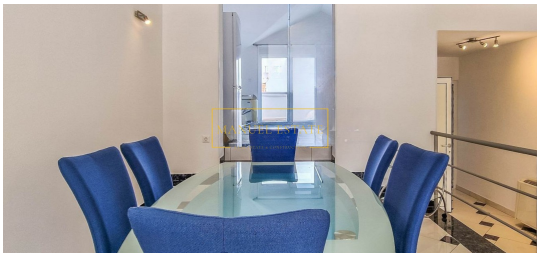
MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

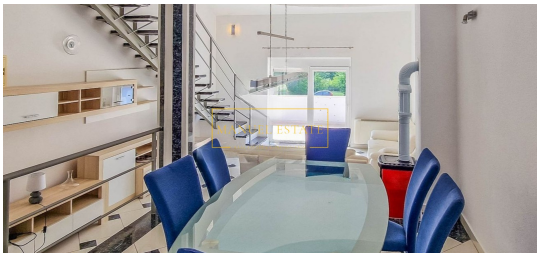
MANUEL ESTATE
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Code :	11477
Location :	Novigrad
Building size :	124 m2
Distance from center :	5000 m
Distance from sea :	350 m
Distance from airport :	74 km
Floor :	1
Number of floors :	2
Number of bedrooms :	2
Number of bathrooms :	1
Seaview :	Yes
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Energy efficiency :	Not specified
Year of construction :	2000

Price : 344.000 €

Exclusive opportunity to purchase a spacious apartment in the peaceful suburbs of Novigrad, located in the heart of the Istrian County, just 350 meters from the sea. This elegant 124 m² property is situated on the first floor of a well-constructed building and offers a thoughtful layout, an excellent location, and full functionality—making it ideal for family living or as a high-end holiday rental investment.

The apartment consists of three rooms, including two comfortable bedrooms, a spacious living area, a bathroom with natural ventilation, an additional toilet, a hallway, a kitchen with a window, a storage room, and a gallery that adds a unique architectural dimension. It is sold fully furnished, equipped with classic heating and air conditioning. A partial sea view adds to the sense of openness and proximity to nature.

From the living room, there is access to a covered terrace—perfect for enjoying the Mediterranean climate. The total of 25.5 m² of outdoor space includes a balcony, loggia, and terrace. The apartment comes with its own private parking space. The building is currently undergoing subdivision (condominium conversion) and installation of individual water and electricity meters.

The property's location provides quick access to all essential amenities—shops, parks, public transport, and scenic seaside promenades—while being set in a quiet and well-maintained street. This makes the apartment an ideal choice for anyone

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seeking peace, quality, and proximity to the sea in one of the most desirable destinations in Istria.

The price of the property is €344,000. For more information or to arrange a viewing, feel free to contact us. This apartment offers the perfect combination of comfort, functionality, and an exceptional location—everything you are looking for in the Istrian real estate market.

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.