

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11202
<b>Location :</b>	Novigrad
<b>Building size :</b>	354.50 m <sup>2</sup>
<b>Lot size :</b>	1476 m <sup>2</sup>
<b>Distance from center :</b>	1000 m
<b>Distance from sea :</b>	7000 m
<b>Distance from airport :</b>	73 km
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2023

**Price :** price on request €

Impressive villa under construction, located on a unique untouched hill near Brtonigla, surrounded by vineyards and olive groves, with a special panoramic view of the sea. The total net area of 354.50 m<sup>2</sup> will be spread over two floors, basement and ground floor.

In the basement there will be a (112.15 m<sup>2</sup>) covered entrance, storage room, laundry room, corridor, wardrobe, anteroom, staircase and garage for two vehicles.

The ground floor (242.35 m<sup>2</sup>) will consist of: a hallway with a staircase, four bedrooms with glass walls, each with its own bathroom and exit to the terrace; toilet, storage room, wellness area with sauna, shower and access to the covered terrace; a spacious living area of 81.92 m<sup>2</sup> consisting of an open-space kitchen with a dining room and a living room with glass walls and access to a covered terrace of 50 m<sup>2</sup>, where there will be an outdoor kitchen and a relaxation area.

The center of the meticulously landscaped garden will be a 48 m<sup>2</sup> swimming pool and sunbathing area, followed by a garden and outdoor parking.

Modern Istrian architecture, with large glass walls, which will be connected and enriched with Istrian elements - drywall, wooden beams on the ceiling in the living room. The sundeck around the pool and the pool itself will be paved with high-quality Italian

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ceramics of large dimensions, the living room and rooms will be covered with oak parquet. The interiors will have an above-average height.

Underfloor heating, air conditioning, high-quality construction, close proximity to all facilities necessary for a comfortable everyday life, extremely quiet location, and a panoramic view of the sea make this villa very desirable for living. The villa is located only 1 km from the center of a smaller but very popular place to live, 11 km from Novigrad and 13 km from Umag.

It is sold unfurnished, but it is possible to furnish the villa for an additional fee.

Start of construction 10/2023. - the completion plan is for 10/2024. For all other information, 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.