

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11242
<b>Location :</b>	Novigrad
<b>Building size :</b>	317 m2
<b>Lot size :</b>	1000 m2
<b>Distance from center :</b>	7000 m
<b>Distance from sea :</b>	7000 m
<b>Distance from airport :</b>	75 km
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	5
<b>Number of bathrooms :</b>	5
<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>	2024

Price : 1.300.000 €

The modern villa will be located in an extremely quiet area, near Brtonigla. It will be spread over two floors, the ground floor will be 160.94 m<sup>2</sup> and the first floor 155.83 m<sup>2</sup>. On the ground floor there will be two bedrooms, each with its own bathroom, guest toilet, two storage rooms, kitchen, dining room and living room (49.75 m<sup>2</sup>) with glass walls and access to the terrace. There will be three more bedrooms on the first floor, each with its own bathroom, one of which is a master bedroom with a wardrobe and a spacious terrace, and the other will have an exit to the balcony. The center of the meticulously landscaped garden will be an outdoor swimming pool with a sunbathing area. Private parking. A wonderful panoramic view of the Mirna river valley, the sea, the landscape and olive trees. The sea, first beaches and Novigrad are 7 km away. Due to its location, this villa can be used for living or for tourist rental. 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 a brokerage commission in the amount of 3% + VAT of the total purchase price.