

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

e-mail: [info@manuel-estate.hr](mailto:info@manuel-estate.hr)

web: [manuel-estate.hr](http://manuel-estate.hr)

info: +385 99 659 1550



<b>Code :</b>	11055
<b>Location :</b>	Buje
<b>Building size :</b>	190 m2
<b>Lot size :</b>	437 m2
<b>Distance from center :</b>	5000 m
<b>Distance from sea :</b>	10000 m
<b>Distance from airport :</b>	80 km
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2023

**Price :** 670.000 €

Modern house with a swimming pool, in a quiet location, Buje, new construction, total living area of 190 m2 on a plot of 437 m2. It spreads over two floors; on the ground floor there is: covered entrance, hallway, storage room, bathroom, pantry, kitchen and dining room, spacious living room with access to the covered terrace. An internal staircase leads to the first floor of the house, where there are: technical room, hallway, bathroom, two bedrooms with access to a covered balcony and a master bedroom with its own bathroom and access to a covered balcony. The center of the meticulously landscaped garden is a swimming pool (25 m2) with a sun deck and a covered area for relaxation and a grill with a fireplace. The house is completely fenced, and there are three parking spaces in the yard. The house is located in a quiet location, just a few minutes from the city center and about 10 minutes from the sea. Perfect opportunity for a new home or as a good investment for tourist rental and additional income. The price of this modern semi-detached house is 670,000 euros. 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.