

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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|                                |               |
|--------------------------------|---------------|
| <b>Code :</b>                  | 11243         |
| <b>Location :</b>              | Novigrad      |
| <b>Building size :</b>         | 417 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>      | 3             |
| <b>Number of bedrooms :</b>    | 4             |
| <b>Number of bathrooms :</b>   | 4             |
| <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 : 1.500.000 €

The modern villa will be located in an extremely quiet area, near Brtonigla. It will be spread over three floors, on the first floor of 143.00 m2 there will be a spacious multipurpose area, a sauna, a toilet, a boiler room and a covered terrace; on the second floor of 149.15 m2 there will be a covered entrance, bedroom, bathroom, kitchen, dining room and living room with access to the terrace; on the third floor, with an area of 124.50 m2, there will be three bedrooms, three bathrooms, a storage room and a terrace. 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.