

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

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<b>Code :</b>	11162
<b>Location :</b>	Novigrad
<b>Building size :</b>	142 m2
<b>Lot size :</b>	418 m2
<b>Distance from center :</b>	2500 m
<b>Distance from sea :</b>	2000 m
<b>Distance from airport :</b>	75 km
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<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>	2022

Price : 790.000 €

Luxury villa of modern design with sea view, near Novigrad. Total living area of 142 m2 with a garden of 418 m2. It has ground floor and first floor. On the ground floor there is an entrance hall, bathroom and a spacious open-space living area of 45 m2, which consists of a modern kitchen, a dining room and a living room with glass walls and an exit to the terrace where there is a swimming pool and a sun deck with a view of the landscape and greenery. In the basement there is an a bedroom with a bathroom and exit to the terrace, and a storage room/laundry room. There are two bedrooms and a bathroom on the first floor of the house. Sea view from the first floor and from the ground floor. Additional features: built-in high-quality air conditioning, underfloor heating, outdoor pool, spacious terrace, grill area, garden, private parking.

The villa is located near Novigrad, 2 km from the sea and the first well-kept beaches, 3 km from the city center, 5 km from the Istralandia water park, and 15 km from Umag and Poreč. In the immediate vicinity, there are all the necessary facilities for a comfortable daily life (shops, restaurants, school, kindergarten, bus station, wineries and oil mills).

Due to its unique appearance, this avant-garde villa with contemporary design is a perfect opportunity to create a new home or as a good investment and additional income from tourist rental. For all other information, feel free to contact us.

Note: If the buyer, after viewing (physical access/personal visit)

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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.