

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11158
<b>Location :</b>	Novigrad
<b>Building size :</b>	209 m <sup>2</sup>
<b>Lot size :</b>	200 m <sup>2</sup>
<b>Distance from center :</b>	2500 m
<b>Distance from sea :</b>	2000 m
<b>Distance from airport :</b>	80 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>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	0000

Price : 650.000 €

We present a new innovative project of a semi-detached villa (on the ground plan marked A1), it will be located in the immediate vicinity of the city and the sea, in Novigrad. Villa of modern design, total living area of 209.30 m<sup>2</sup>, will spread over two floors; ground floor and first floor. On the ground floor, there will be an entrance and a wardrobe, a toilet, a storage room, a corridor, an en-suite bedroom with its own bathroom, and a living area designed according to the open-space principle; kitchen + dining room + living room with access to a spacious covered terrace with a view of the garden, pool and sunbathing area. The internal staircase will lead to the first floor of the house, where there will be two bedrooms, each with its own bathroom and access to a covered terrace; and the master bedroom - a bedroom with a bathroom and walk-in wardrobe, and with access to a covered terrace with a view of the sea and greenery. The nearest well-maintained beaches are 2 km away, the city center is 2.5 km away, the Istralandia aquapark is 6 km away, and Umag and Poreč are about 15 km away. Price: 650,000 euros. Feel free to contact us for any additional information.

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.