

# 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>	11250
<b>Location :</b>	Novigrad
<b>Building size :</b>	85 m2
<b>Distance from center :</b>	1500 m
<b>Distance from sea :</b>	1000 m
<b>Distance from airport :</b>	70 km
<b>Floor :</b>	1
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	A
<b>Year of construction :</b>	2023

**Price :** 450.000 €

A spacious, modernly decorated apartment of 85 m2, located in the immediate vicinity of the city and the sea, in Novigrad. Located on the first floor, it consists of an entrance hall, a storage room, a toilet, a bathroom, 2 bedrooms, one of which has access to a covered terrace, and a living room, kitchen and dining room with glass walls and access to a terrace with a view of the sea. There is also a summer kitchen on the terrace. The underfloor heating is electric, and the cooling is with an air conditioner. The apartment is sold furnished. It has one parking space. The city center and the sea are about 1000 meters away. The apartment can be used for residential or tourist purposes.

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.