

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11159
<b>Location :</b>	Novigrad
<b>Building size :</b>	159 m2
<b>Lot size :</b>	200 m2
<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>	3
<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>	Not specified
<b>Year of construction :</b>	0000

Price : 550.000 €

The project of a modern villa with a view of the sea and olive trees, on the floor plans marked A2, 159.30 m2, it will be located near Novigrad, 2 km from the sea, well-kept beaches and the city center. It will be spread over two floors; ground floor and first floor. The ground floor will consist of a front entrance and a wardrobe, a toilet, and an open living area; kitchen + dining room + living room with access to a covered terrace with a view of the outdoor pool, sun deck and garden. There will also be a machine room on the ground floor, with an entrance from the outside of the house. On the first floor, there will be a bathroom and three bedrooms, each with access to a covered terrace with a view of the sea and nature. Private parking. Due to the proximity to the sea and the city center, only 15 km from Umag and Poreč, and due to good connections and proximity to schools, kindergartens, and close proximity to shops, restaurants, wineries and oil mills, this is a perfect investment and opportunity for a new home or as an additional income from tourist rental. Price: 550,000 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.