

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11184
<b>Location :</b>	Novigrad
<b>Building size :</b>	53.43 m <sup>2</sup>
<b>Distance from center :</b>	800 m
<b>Distance from sea :</b>	600 m
<b>Distance from airport :</b>	75 km
<b>Floor :</b>	2
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	1
<b>Number of bathrooms :</b>	1
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	0000

One-story apartment on the second floor with a view of the sea, in the immediate vicinity of the city center, the sea, beaches and all other necessary amenities for a comfortable everyday life. It is located in a quiet area, in a residential building, in charming Novigrad, 800 meters from the city center and 600 meters from the sea and beaches. Total living area of 53.43 m<sup>2</sup>; consists of entrance hall, hallway, bedroom, bathroom and living room; kitchen + dining room + living room with access to the terrace with a beautiful view of the sea. Heating: pellet stove. Cooling: air conditioner. The apartment has one outdoor parking space. Due to its excellent location and proximity to all facilities; shop, bank, school, kindergarten, clinic, bus stop, restaurants, wineries, the apartment is perfect as a new home for a couple, a small family, or as a good opportunity for additional income from tourist rental. Water park Istralandia is 5 km away, and Poreč and Umag are 15 km away. Price: 179.000 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.

