

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11153
<b>Location :</b>	Novigrad
<b>Building size :</b>	120 m <sup>2</sup>
<b>Lot size :</b>	57 m <sup>2</sup>
<b>Distance from center :</b>	3500 m
<b>Distance from sea :</b>	3500 m
<b>Number of floors :</b>	4
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	3
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	0000

**Price :** 320.000 €

Terraced house, located near Novigrad, spread over four floors, total living area of 120 m<sup>2</sup>. On the ground floor there will be an entrance hall, bathroom, laundry room, kitchen and dining room with access to the terrace, garden and yard of 57 m<sup>2</sup>. On the first floor, there will be a living room with an exit to the terrace with a view of the sea. On the second floor, there will be a bedroom with its own bathroom. On the third floor there will be another bedroom with its own bathroom. The house is located in a quiet location, only 3.5 km from the sea, the beach, the city center and all other necessary facilities for a comfortable everyday life. The house is in the reconstruction phase, it is sold on a turnkey basis (unfurnished) at a price of 320,000 euros. It is possible to buy a fully equipped and decorated house, with an additional charge. The planned completion date is July 1, 2024. Good opportunity as a new home, or as an investment for tourist rental and additional income. 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.