

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

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<b>Code :</b>	11033
<b>Location :</b>	Poreč
<b>Building size :</b>	270 m2
<b>Lot size :</b>	630 m2
<b>Distance from center :</b>	900 m
<b>Distance from sea :</b>	5000 m
<b>Distance from airport :</b>	50 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>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2016

Price : 1.250.000 €

Detached house of top design, beautiful villa on two floors, total living area 270 m2. On the ground floor there is a spacious living room with kitchen and dining room decorated according to the open interior concept; glass walls provide a lot of natural light, bedroom, bathroom, toilet. On the second floor there are three bedrooms, each with its own bathroom and a large balcony with an unobstructed view of the sea and landscape. In the basement of the house there is a gym, a tavern with a fireplace and a kitchen, which also serves as a room for fun and relaxation with a pool table. Heating: heat pump, central heating, air conditioning or fireplace.

The exterior of the house (630 m2) consists of a carefully landscaped garden, a garden with a lawn watering system, a 38 m2 swimming pool, a sun deck with deck chairs, an outdoor shower, a terrace, and a place for relaxation and barbecue. There are also three private parking spaces in the fenced yard.

After a successful summer villa rental season, handover of the property is possible immediately, without additional waiting. A detached villa is perfect as a new home for a family, but it is also a very good investment for additional income and return on investment.

The price of this luxury villa in a quiet location, 12 km from Poreč is 1,250,000 euros. For all other information, feel free to contact us.

Note: If the buyer, after viewing (physical access/personal visit)

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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.