

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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|                                |                    |
|--------------------------------|--------------------|
| <b>Code :</b>                  | 11174              |
| <b>Location :</b>              | Poreč              |
| <b>Building size :</b>         | 323 m <sup>2</sup> |
| <b>Lot size :</b>              | 958 m <sup>2</sup> |
| <b>Distance from center :</b>  | 8000 m             |
| <b>Distance from sea :</b>     | 8000 m             |
| <b>Distance from airport :</b> | 65 km              |
| <b>Number of floors :</b>      | 2                  |
| <b>Number of bedrooms :</b>    | 5                  |
| <b>Number of bathrooms :</b>   | 5                  |
| <b>Seaview :</b>               | Yes                |
| <b>Parking :</b>               | Yes                |
| <b>Garage :</b>                | Yes                |
| <b>Storage :</b>               | Yes                |
| <b>Air conditioner :</b>       | Yes                |
| <b>Central heating :</b>       | Yes                |
| <b>Energy efficiency :</b>     | Not specified      |
| <b>Year of construction :</b>  | 2023               |

Price : 1.250.000 €

This modern villa with a total living area of 323.50 square meters distributed over the basement, ground floor and first floor is located in a very popular Istrian place with tourists, about 10 minutes' drive from Poreč. In the basement of the villa there is a gym, sauna and garage. On the ground floor we find a spacious and bright living room, an open-space kitchen with a dining room, one bedroom with a bathroom, and a guest toilet. On the first floor there are four spacious bedrooms and three bathrooms. The roof terrace of 59.80 m<sup>2</sup> with a beautiful view is certainly a place that completes the entire project of this villa. In addition to everything that the interior part offers, in the yard there is a covered summer kitchen, a swimming pool with a sunbathing area, as well as a jacuzzi. Every room in the villa is air-conditioned, and the heating throughout the villa is underfloor. For additional 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 a brokerage commission in the amount of 3% + VAT of the total purchase price.