

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

e-mail: [info@manuel-estate.hr](mailto:info@manuel-estate.hr)

web: [manuel-estate.hr](http://manuel-estate.hr)

info: +385 99 659 1550



<b>Code :</b>	11052
<b>Location :</b>	Poreč
<b>Building size :</b>	230 m <sup>2</sup>
<b>Lot size :</b>	550 m <sup>2</sup>
<b>Distance from center :</b>	6000 m
<b>Distance from sea :</b>	5000 m
<b>Distance from airport :</b>	65 km
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	3
<b>Seaview :</b>	Yes
<b>Parking :</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>	2022

**Price :** 670.000 €

Modern villa with a view of the sea, olive trees and landscape, total living area of 230 m<sup>2</sup>, on a plot of 550 m<sup>2</sup>. This beautiful villa has two floors, on the ground floor there is an entrance, a storage room, a bedroom, a bathroom, a kitchen, a dining room and a living room designed according to the open space principle with glass walls that provide a lot of sunlight, with an exit to the terrace with a view of the pool and the olive grove. An internal wooden staircase leads to the second floor, where there is a bedroom with glass walls and exit to the balcony, bathroom with bathtub, bedroom or office, and master bedroom with glass walls, private bathroom, walk-in wardrobe and exit to the balcony. Heating: central heating and air conditioning. The center of the garden is a swimming pool with a sunbathing area. There is a private parking lot in the yard. The villa is located in a quiet area, about 6 km from the city center and about 5 km from the sea and beaches. It is sold unfurnished. Price: 670,000 euros. For all other information, please 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.