

# 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>                 | 10980            |
| <b>Location :</b>             | Kaštelir-Labinci |
| <b>Building size :</b>        | 150 m2           |
| <b>Lot size :</b>             | 500 m2           |
| <b>Number of floors :</b>     | 2                |
| <b>Number of bedrooms :</b>   | 4                |
| <b>Number of bathrooms :</b>  | 4                |
| <b>Parking :</b>              | Yes              |
| <b>Air conditioner :</b>      | Yes              |
| <b>Energy efficiency :</b>    | Not specified    |
| <b>Year of construction :</b> | 2022             |

Price : 493.000 €

Modern semi-detached house, in Kaštelir, total living area of

150 m2 with a garden of 500 m2. It is spread over two floors, the ground floor and the first floor. It consists of a kitchen with a dining room, a spacious living room, four bedrooms, four bathrooms, and two covered terraces. The heating is on an inverter air conditioner, but if the customer wishes, a heat pump can also be installed for an extra charge. The center of the meticulously landscaped garden is a swimming pool with a sunbathing area. The yard is completely fenced, and in front of the house there is a parking space for two cars. The house will not be furnished. The house is in a good location, Kaštelir, close to all facilities on foot; from restaurants, cafes, shops, schools. Quiet area. The historic center and city center of Poreč, as well as the sea and beautifully decorated beaches are only 10 km away. Construction is planned to begin at the end of 2022, and the work will be completed in the fall of 2023. The price of this modern semi-detached house with a swimming pool is 493,000 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.