

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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|                                |               |
|--------------------------------|---------------|
| <b>Code :</b>                  | 11178         |
| <b>Location :</b>              | Vrsar         |
| <b>Building size :</b>         | 226 m2        |
| <b>Lot size :</b>              | 855 m2        |
| <b>Distance from center :</b>  | 9000 m        |
| <b>Distance from sea :</b>     | 9000 m        |
| <b>Distance from airport :</b> | 55 km         |
| <b>Number of floors :</b>      | 2             |
| <b>Number of bedrooms :</b>    | 4             |
| <b>Number of bathrooms :</b>   | 4             |
| <b>Parking :</b>               | Yes           |
| <b>Storage :</b>               | Yes           |
| <b>Air conditioner :</b>       | Yes           |
| <b>Energy efficiency :</b>     | Not specified |
| <b>Year of construction :</b>  | 2023          |

Price : 780.000 €

In a small Istrian town, not far from beautiful Vrsar, this villa will be located on a plot of 855m2. Its living area will be 226m2, spread over two floors - ground floor and first floor. On the ground floor of the villa there will be a large living room with access to a covered terrace leading to the swimming pool, a kitchen with a dining room, one bedroom with its own bathroom, and a guest toilet. On the first floor there are three bedrooms, two bathrooms and a terrace with a view of greenery and nature. Every room in the villa is air-conditioned, and the heating throughout the house is underfloor. A large part of the landscaped yard is occupied by a swimming pool with a sunbathing area. At the entrance to the courtyard of the villa, there will be parking for two cars.

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.