

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11259
<b>Location :</b>	Poreč
<b>Building size :</b>	136 m <sup>2</sup>
<b>Lot size :</b>	300 m <sup>2</sup>
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	3000 m
<b>Distance from airport :</b>	60 km
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2024

**Price :** 530.000 €

This modern villa, currently under construction, is located in a peaceful neighborhood near Poreč, just 2 km from the city center and 3 km from the beautiful Adriatic Sea. Given its location, it is perfect for family living, but also a great investment opportunity, offering a comfortable, modern space for relaxation and enjoyment.

The villa spans 136 m<sup>2</sup> of living space and is spread over two floors. The ground floor features a spacious living room with a kitchen and dining area, with large glass walls providing access to a covered terrace with a summer kitchen – an ideal spot for family gatherings and entertaining friends. The ground floor also includes a bedroom, a bathroom, and a storage room, while the first floor has two bedrooms, two bathrooms, and a laundry room. The terraces on the upper floor offer beautiful views of the surroundings, making them the perfect place to unwind.

This villa is ideal for families with children and pets, as it is surrounded by plenty of greenery and has a spacious 300 m<sup>2</sup> garden, perfect for outdoor play and relaxation. The quiet neighborhood provides a safe environment, and the proximity to schools, shops, and all essential services makes it highly practical.

Modern technology such as underfloor heating, air conditioning, and a heat pump ensures comfort and energy-efficient consumption throughout the year. With the option of adding a pool upon request, this is the perfect place to enjoy year-round.

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Construction is underway, with an expected completion date of May 2025. If you are looking for the perfect space for your family or an investment property that will increase in value, this villa is the ideal opportunity. Contact us for more information and to schedule a viewing.

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.