

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

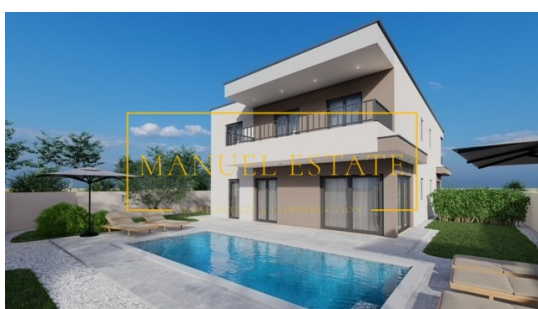
## MANUEL ESTATE

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<b>Code :</b>	11261
<b>Location :</b>	Poreč
<b>Building size :</b>	122 m2
<b>Lot size :</b>	350 m2
<b>Distance from center :</b>	4000 m
<b>Distance from sea :</b>	4000 m
<b>Distance from airport :</b>	65 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>	Not specified
<b>Year of construction :</b>	2024

Price : 499.000 €

Modern house near Poreč, located in a good location, in a quiet street, 4 km from the city center and the sea. House of 122 m2 on a plot of 350 m2. Semi-detached house on two floors, on the ground floor there is a living room with glass walls, a kitchen and a dining room, a storage room, a bathroom and a spacious terrace. There are three bedrooms, two bathrooms and a terrace on the first floor. Underfloor heating in all rooms using a heat pump. Cooling with air conditioning. Carefully arranged garden of 350 m2. Irrigation. Swimming pool with sunbathing area. Planned completion of construction in summer 2024. High quality of construction and materials.

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.