



MANUEL ESTATE
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Code :	11263
Location :	Poreč
Building size :	168 m2
Lot size :	751 m2
Distance from center :	2000 m
Distance from sea :	12000 m
Distance from airport :	60 km
Number of floors :	2
Number of bedrooms :	3
Number of bathrooms :	3
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Energy efficiency :	Not specified
Year of construction :	2023

Price :
740.000 €

Detached villa in the vicinity of Poreč, located in a quiet location, about 12 km from the sea. Modern villa of 168.40 m2, on a plot of 751 m2. It is spread over two floors, on the ground floor there is: a spacious living room, a kitchen and a dining room with glass walls and access to the terrace, a bedroom, a bathroom and a storage room. On the first floor there are two bedrooms, two bathrooms, a sauna with an entrance hall and a terrace overlooking the pool. Heating and cooling is provided by floor heating on a heat pump and fan convectors + air conditioners. The villa also has video surveillance and an alarm. Carefully arranged garden with swimming pool (possibility of installing a heat pump). Two parking spaces. The planned completion of construction is the summer of 2024. The advertised price of the property plus VAT. The price refers to a turnkey house with a landscaped garden.

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.