

MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

MANUEL ESTATE

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Code :	11265
Location :	Poreč
Building size :	180 m2
Lot size :	900 m2
Distance from center :	10000 m
Distance from sea :	10000 m
Distance from airport :	55 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 : 1.400.000 €

An impressive villa in a quiet and beautiful location, located about 10 km from the sea and Vrsar, and about 15 km from Poreč. Modern villa of 180 m2 on a plot of 938 m2. The villa is in the final stage of construction. It is spread over two floors, the ground floor consists of: an open-space living room, a kitchen with a dining room, glass walls and an exit to the terrace, then a toilet, a wardrobe, a laundry room, a storage room, a technical room for the central heating system, and a wellness area with a sauna and a shower. There are three bedrooms on the first floor, each with its own bathroom. Carefully arranged garden with irrigation system, swimming pool (40 m2) with heating system, sunbathing area, outdoor shower, fireplace with covered relaxation area and summer kitchen. In the fenced yard there are also two parking spaces with a charger for electric vehicles.

Top quality construction with 10 and 15 cm facade insulation, PVC windows, aluminum sliding shutters in the rooms, sliding glass walls on the ground floor, water-based underfloor heating with a Mitsubishi heat pump, cooling system, filomuro doors, microtopping floor covering, Italian furniture and lighting, and top equipment in the interior as well as in the exterior.

This luxury villa is ideal for year-round living or as a good opportunity for tourist rental. It is sold fully equipped and furnished.

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

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owner of the property, he is obliged to pay the agency commission in the amount of 3% + VAT of the total purchase price.