

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11266
<b>Location :</b>	Poreč
<b>Building size :</b>	172 m2
<b>Lot size :</b>	778 m2
<b>Distance from center :</b>	5000 m
<b>Distance from sea :</b>	5000 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>	Not specified
<b>Year of construction :</b>	2024

Price : 655.000 €

Modern villa under construction, near Poreč, about 5 km from the city center and the sea. The villa of 172 m2 is located on a plot of 778 m2. It consists of two floors; ground floor and first floor. On the ground floor there is a living room with a kitchen and a dining room, with glass walls and an exit to a covered terrace, a bedroom, a bathroom, a toilet, and a technical room. There are two bedrooms on the first floor, each with its own bathroom and terrace. Electric floor heating, air conditioning, possibility of fireplace, PVC joinery, mosquito nets, blinds, alarm, video surveillance. Carefully arranged garden with swimming pool. Parking. Planned completion of construction by the end of 2024. The beautiful villa is a perfect opportunity for year-round living or for tourist rental.

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.