

MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

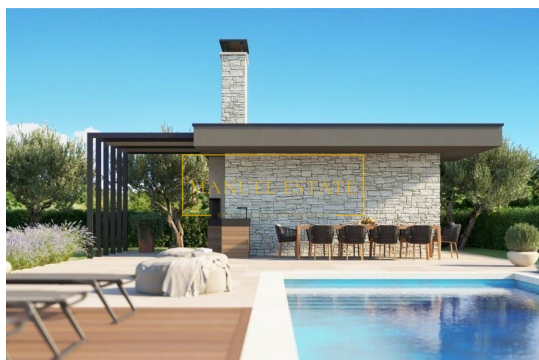
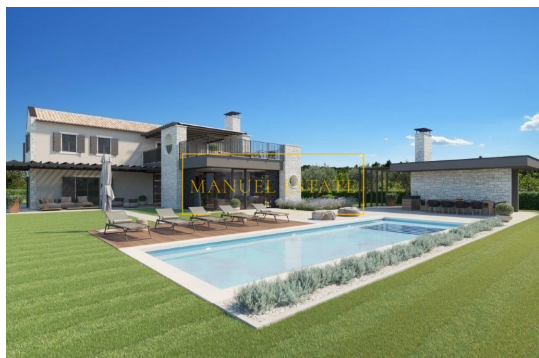
MANUEL ESTATE

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Code :	11267
Location :	Poreč
Building size :	230 m2
Lot size :	1600 m2
Distance from center :	13000 m
Distance from sea :	13000 m
Distance from airport :	65 km
Number of floors :	2
Number of bedrooms :	4
Number of bathrooms :	4
Seaview :	Yes
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Energy efficiency :	Not specified
Year of construction :	2024

Price : 1.250.000 €

Modern villa of 230 m2, located in a quiet location with a view of the sea, near Poreč, near Vižinada, about 13 km from the sea and the city center. Located on a plot of 1600 m2, the villa is spread over two floors, consists of a spacious open space living room, kitchen and dining room with access to the terrace, 4 bedrooms, 4 bathrooms, WC, on the first floor there is a terrace with a jacuzzi. Underfloor heating (heat pump), fireplace, air conditioning. There is a 50 m2 swimming pool with salt water in the meticulously landscaped garden. Covered parking with storage room (60 m2). The villa is ideal 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.