

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11269
<b>Location :</b>	Poreč
<b>Building size :</b>	145 m2
<b>Lot size :</b>	780 m2
<b>Distance from center :</b>	9000 m
<b>Distance from sea :</b>	8000 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>Seaview :</b>	Yes
<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 :** 630.000 €

Modern villa with sea view, located near Poreč. Detached two-story house with a net area of

145 m2, garden of 780 m2. The ground floor consists of a living room with a kitchen and a dining room, a storage room, a technical room, a toilet and a terrace of 15 m2. Upstairs there are three bedrooms, three bathrooms and a terrace of 19 m2. The center of the meticulously landscaped garden is a 40 m2 swimming pool. Underfloor heating with electricity, cooling with air conditioning. The house is located in a quiet location, approximately 8 km from the sea.

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.

