MANUEL ESTATE
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Code :	11324
Location :	Poreč
Building size :	174 m2
Lot size :	500 m2
Distance from center :	1200 m
Distance from sea :	1200 m
Distance from airport :	60 km
Number of floors :	1
Number of bedrooms :	4
Number of bathrooms :	3
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Energy efficiency :	Not specified
Year of construction :	2024

Price : 571.000 €

We are pleased to present this extraordinary modern semi-detached villa with a pool, currently under construction, located in a peaceful neighborhood near Poreč, just 12 km from the city center and beautiful Adriatic beaches. This luxury property perfectly blends contemporary design with functionality, offering everything you need for a premium lifestyle in Istria.

The villa is set on a spacious plot of 670 square meters, with a layout that includes a ground floor and an upper floor. The ground floor features an impressive entrance area leading to a large, open-plan living room integrated with a kitchen and dining area—perfect for family gatherings and entertaining friends. This floor also includes a practical storage room, a guest toilet, and a bedroom with a private bathroom, ideal for guests or family members who prefer ground-floor accommodations.

The upper floor of this exclusive villa consists of three spacious bedrooms. The master bedroom comes with its own luxurious bathroom, while the other two bedrooms share a modern, communal bathroom. Additional luxury on this floor is provided by a large terrace, offering a private space for relaxation and enjoying the fresh air.

The exterior of this property is enhanced by a beautiful pool, perfect for cooling off on hot summer days. The garden will be carefully landscaped and adorned with greenery, creating a pleasant outdoor living environment.

The villa will be equipped with top-of-the-line air conditioning

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systems in all rooms, ensuring optimal temperature throughout the year. Additionally, electric underfloor heating will be installed in all areas except the bedrooms, providing extra comfort during the cooler months.

This luxurious villa, situated in an ideal location, presents an excellent investment opportunity, whether you are looking for a permanent residence or a luxury holiday home with great rental potential. The proximity to all essential amenities, such as shops, restaurants, schools, kindergartens, and healthcare facilities, makes this property the perfect choice for families and those who want to enjoy a premium lifestyle in Istria.

The villa is being sold as a "turnkey" property, meaning it is ready for immediate occupancy. Don’t miss this opportunity to become the owner of this stunning property in Poreč. For additional information and to arrange a viewing, please feel free to contact us.

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.