MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

**MANUEL ESTATE**
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| | |
|---|---|
| **Code :** | 11325 |
| **Location :** | Poreč |
| **Building size :** | 180 m2 |
| **Lot size :** | 500 m2 |
| **Distance from center :** | 12000 m |
| **Distance from sea :** | 12000 m |
| **Distance from airport :** | 60 km |
| **Number of floors :** | 1 |
| **Number of bedrooms :** | 3 |
| **Number of bathrooms :** | 3 |
| **Parking :** | Yes |
| **Storage :** | Yes |
| **Air conditioner :** | Yes |
| **Energy efficiency :** | Not specified |
| **Year of construction :** | 2024 |

Price : 571.000 €

We are delighted to present this exceptional modern semi-detached villa with a pool, currently under construction, located in a tranquil neighborhood just 12 km from the center of Poreč and its beautiful Adriatic beaches. This luxurious property perfectly combines contemporary design with functionality, offering a premium lifestyle in Istria.

The villa is situated on a spacious plot of 611 square meters and is spread over two levels: ground floor and first floor. The ground floor features an impressive entrance area leading into a spacious open-plan living room with an integrated kitchen and dining area—ideal for family gatherings and entertaining friends. This level also includes a practical storage room, a guest toilet, and a bedroom with an en-suite bathroom, perfect for guests or family members who prefer ground floor accommodation.

The first floor of this exclusive villa comprises two large bedrooms, each with its own en-suite bathroom. An additional luxury on this floor is a large terrace, providing a private space for relaxation and enjoyment in the fresh air.

The outdoor area of the property boasts a stunning pool, perfect for refreshing dips on hot summer days. The garden will be meticulously landscaped and adorned with greenery, creating a pleasant outdoor living environment.

The villa will be equipped with top-of-the-line air conditioning units throughout, ensuring optimal temperature control year-round. Additionally, underfloor heating will be installed in all

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rooms except the bedrooms, providing extra comfort during the cooler months.

This luxurious villa in an ideal location represents an excellent investment opportunity, whether you are looking for a permanent residence or a luxury vacation home with high rental potential. Proximity to key amenities such as shops, restaurants, schools, kindergartens, and medical facilities makes this property an ideal choice for families and those seeking a high-quality lifestyle in Istria.

The villa is sold as a turnkey property, meaning it is ready for immediate occupancy. Don’t miss this opportunity to own this beautiful property in Poreč. For more 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.