

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11329
<b>Location :</b>	Poreč
<b>Building size :</b>	130 m <sup>2</sup>
<b>Lot size :</b>	220 m <sup>2</sup>
<b>Distance from center :</b>	7000 m
<b>Distance from sea :</b>	600 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 : 750.000 €

In a picturesque and charming Istrian town, this modern newly built home with a total area of 130 m<sup>2</sup> is situated. The house is designed with a focus on maximum functionality and comfort, using high-quality materials and modern technology.

On the first floor, there are two spacious bedrooms, each with its own bathroom and access to a large terrace that offers a comfortable space for relaxation. On the ground floor, there is another bedroom, also with an en-suite bathroom, and a spacious living room connected to the kitchen, with access to a landscaped yard. In the yard, you'll find a swimming pool and sun deck, perfect for enjoying warm summer days.

The house is equipped with a modern heating and cooling system—each room has its own air conditioning unit, while the underfloor heating is centralized. Additionally, solar panels provide hot water for the entire house and the pool, allowing the pool to be used during the winter months. For extra comfort, there is a chimney, ready for a fireplace installation, offering a cozy atmosphere during colder days.

The house comes with two parking spaces, and the location is perfect—the nearest stunning Istrian beaches are just a few minutes away, while Poreč is only a 10-minute drive. The proximity to all necessary amenities such as shops, restaurants, and walking paths makes this property an excellent opportunity for family living, as well as an investment for tourist rental purposes.

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The planned completion of the house is at the end of 2024.

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.