

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11330
<b>Location :</b>	Poreč
<b>Building size :</b>	128 m <sup>2</sup>
<b>Lot size :</b>	235 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 luxurious neighborhood near Poreč, in beautiful Istria, stands this modern new-build, with construction scheduled to be completed by the end of 2024. The house, spanning a total of 128 m<sup>2</sup>, offers a perfect blend of comfort and modern amenities.

On the first floor, you'll find two spacious bedrooms, each with its own bathroom and access to a large terrace providing a pleasant space for relaxation. The ground floor features an additional bedroom, also with a private bathroom, along with a kitchen and living room. From the living room, you can step out into the beautifully landscaped garden, which includes a swimming pool and sunbathing area. The property also includes two parking spaces.

This new build is constructed with high-quality materials and will be equipped with modern air conditioning units in every room. Heating is provided by a central underfloor system, and solar panels will supply hot water for the entire house and the pool, allowing for pool use even in the winter months. Additionally, the house will have a chimney, ready for the installation of a fireplace, adding to the cozy atmosphere during colder days.

With its thoughtfully designed layout and high-quality equipment, this house is ideal for both permanent living and tourist rental. In the immediate vicinity, you will find some of the most beautiful beaches in Istria, while essential amenities such as shops, restaurants, and promenades are just a few minutes' drive away. The city of Poreč is a 10-minute easy drive from the property.



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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.