

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

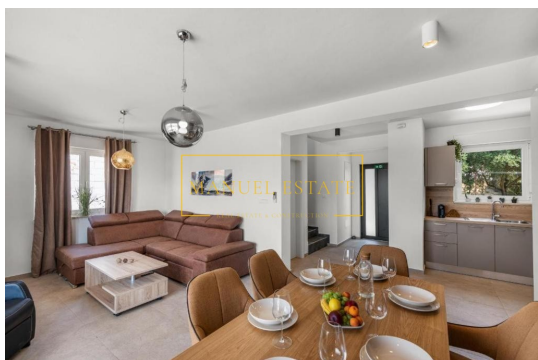
## MANUEL ESTATE

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<b>Code :</b>	11331
<b>Location :</b>	Poreč
<b>Building size :</b>	132.34 m2
<b>Lot size :</b>	500 m2
<b>Distance from center :</b>	6000 m
<b>Distance from sea :</b>	3000 m
<b>Distance from airport :</b>	55 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>	0000

**Price :** 550.000 €

For sale is a semi-detached villa, located just a few minutes from the center of Poreč and the nearest beaches. The villa is situated in a peaceful neighborhood in Poreč, with a total area of 160 m2, on a plot of 500 m2.

Upon entering the villa, you are welcomed by a spacious open-concept living room, dining area, and kitchen. The ground floor also features one bedroom with an en-suite bathroom, which has access through French doors to a covered terrace where the pool and sunbathing area are located. The pool is accessible from the living room as well, through large glass walls that provide an abundance of natural light.

A beautiful staircase leads to the first floor, where two large bedrooms are located, each with its own en-suite bathroom, and both have access to the terrace. The villa is filled with natural light, thanks to the large glass walls in both the bedrooms and the living room.

Heating and cooling are provided by air conditioning units in all rooms. The villa also includes a parking space. It is move-in ready and ideal for family living or as a rental investment, offering a quick return on investment.

Don't miss this unique opportunity! Contact us to schedule a viewing of the villa or if you have any further questions.

Note: If the buyer, after viewing (physical access/personal visit) the property in question with the agency "Manuel Estate d.o.o."

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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.