

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

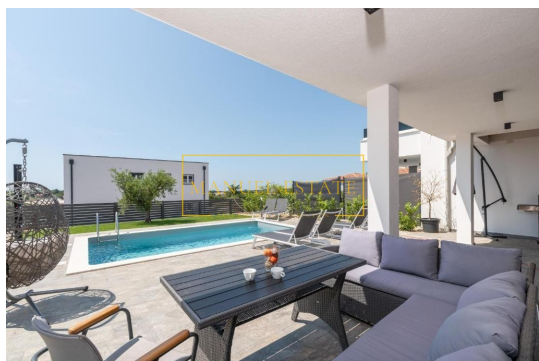
## MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

e-mail: [info@manuel-estate.hr](mailto:info@manuel-estate.hr)

web: [manuel-estate.hr](http://manuel-estate.hr)

info: +385 99 659 1550



<b>Code :</b>	11332
<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>Seaview :</b>	Yes
<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 €

Exceptional Dual Villa with Pool for Sale, Just 6 Kilometers from Poreč Center and 3 Kilometers from Beautiful Beaches

This modern villa is located in a peaceful neighborhood, close to all essential amenities for comfortable living, including schools, shops, and other services.

Upon entering the villa, you are greeted by a small hallway leading to a spacious open-plan living room, kitchen, and dining area. The dining area features a large glass wall that provides direct access to the pool and covered terrace. The ground floor also includes a toilet and a bedroom with an en-suite bathroom, which also has access to the terrace and pool.

Beautiful stairs lead to the first floor of the villa, where you will find a small hallway and two comfortable bedrooms, each with its own en-suite bathroom, providing additional privacy and comfort. Both rooms have access to a terrace with stunning sea views.

The villa is equipped with air conditioning in all rooms, ensuring a pleasant temperature during the summer heat and heating in the winter months. It also includes a parking space for your vehicle.

This villa is ideal for family living, but it is currently successfully rented out, allowing for a quick return on investment if you choose to continue renting.

For more information or to schedule a viewing, please feel free to



**MANUEL ESTATE**  
**G. Martinuzzi 7, 52466 Novigrad**  
**e-mail: [info@manuel-estate.hr](mailto:info@manuel-estate.hr)**  
**web: [manuel-estate.hr](http://manuel-estate.hr)**  
**info: +385 99 659 1550**

contact us. Don't miss the opportunity to own this beautiful villa!

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.