

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11337
<b>Location :</b>	Poreč
<b>Lot size :</b>	1219 m <sup>2</sup>
<b>Distance from center :</b>	4000 m
<b>Distance from sea :</b>	16000 m
<b>Distance from airport :</b>	60 km
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	0000

**Price :** 114.000 €

Situated in a charming Istrian village, just 17 km from Poreč and the sea, this excellent building land is now available.

The land is located on the western side of Istria, close to a town that offers all the necessary amenities for year-round living, including a school, kindergarten, healthcare center, post office, shops, and restaurants - only 4 km away.

The plot is positioned on the edge of the construction zone and is surrounded by nature, providing privacy and tranquility. The total area of the land is 1,219 m<sup>2</sup>, with 775 m<sup>2</sup> designated for construction and 444 m<sup>2</sup> for agricultural use. The rectangular shape of the parcel makes it ideal for building a family home or a holiday house. All necessary infrastructure is available up to the plot.

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.