

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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|                                |                     |
|--------------------------------|---------------------|
| <b>Code :</b>                  | 11338               |
| <b>Location :</b>              | Poreč               |
| <b>Lot size :</b>              | 1215 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 €

This attractive building plot is located in a picturesque Istrian village, 17 km from the city of Poreč and the sea.

The village is situated on the western side of Istria, close to a town that offers all the necessary amenities for comfortable living throughout the year, including a school, kindergarten, health clinic, post office, numerous shops, and restaurants – just 4 km away.

The land is positioned on the edge of the building zone and is surrounded by nature, providing exceptional privacy and tranquility. The total area of the plot is 1,215 m<sup>2</sup>, with 764 m<sup>2</sup> designated for construction and 451 m<sup>2</sup> for agricultural use. With its regular shape, this plot is ideal for building a family home or a vacation house. The 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.

