

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11340
<b>Location :</b>	Poreč
<b>Lot size :</b>	842 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 :** 105.000 €

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

The village is situated on the western side of Istria, just 4 km from the city where all essential services and amenities are available, including schools, kindergartens, medical facilities, post office, shops, and dining options.

The plot is positioned at the entrance to the village, surrounded by nature and newly built homes. The total area of the land is 842 m<sup>2</sup>. The plot is of regular shape, making it ideal for constructing a vacation home or family residence.

All necessary infrastructure is available up to the property, and the access road is well-maintained.

This property represents an excellent opportunity for building a villa in a peaceful and picturesque setting.

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.