

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11341
<b>Location :</b>	Poreč
<b>Lot size :</b>	830 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 :** 104.000 €

This exceptional building plot is situated in a tranquil Istrian village, 17 km from the city of Poreč and the coast. The location is on the western side of Istria, and all essential amenities for daily life are within easy reach, including schools, kindergartens, clinics, post offices, shops, and dining options, just 4 km from the property.

The land is located at the entrance to the village, surrounded by nature and newly built houses. The plot covers an area of 830 m<sup>2</sup> and has a regular shape, making it ideal for constructing either a vacation home or a family residence.

All necessary infrastructure is in place, with utility connections readily available to the plot, and the access road is well-maintained.

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.

