

# 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>	11342
<b>Location :</b>	Poreč
<b>Lot size :</b>	862 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 :** 108.000 €

This exceptional building land is located in a peaceful Istrian village, 17 km away from Poreč and the coast. Situated on the western side of Istria, it is close to all essential amenities for daily life, including a school, kindergarten, clinic, post office, shops, and restaurants, just 4 km from the land.

The plot is positioned at the entrance to the settlement, surrounded by nature and newly built houses. The area measures 862 m<sup>2</sup> and has a regular shape, making it ideal for constructing a holiday home or family house.

The infrastructure is fully developed, providing all necessary connections to the site, and the access road is also in good condition.

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.

