

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11343
<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 extraordinary building land is located in a peaceful part of Istria, in the vicinity of Poreč, just 17 km from the coast. The location offers the perfect balance between tranquility and proximity to all essential amenities for daily life. Nearby, you will find an elementary school, kindergarten, clinic, post office, shops, and restaurants, all within 4 km of the land.

The plot, measuring 830 m<sup>2</sup>, has a regular shape and is ideal for building a villa or family house. Situated at the entrance to the settlement and surrounded by nature and newly constructed buildings, it provides excellent development opportunities.

The infrastructure is fully developed, with a well-maintained access road and all necessary connections to the site. This property represents a perfect opportunity for those looking to create their home in the beautiful surroundings of Istria.

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.