

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11344
<b>Location :</b>	Poreč
<b>Lot size :</b>	1158 m2
<b>Distance from center :</b>	14000 m
<b>Distance from sea :</b>	12000 m
<b>Distance from airport :</b>	60 km
<b>Seaview :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	0000

**Price :** 290.000 €

An exceptional opportunity is offered for the purchase of building land in a prestigious location with panoramic sea views. Located in a peaceful and well-maintained neighborhood, this land provides ideal conditions for a tranquil and high-quality lifestyle, with easy access to amenities such as shops, restaurants, post offices, schools, and kindergartens.

A building permit for a modern luxury villa of 300 m<sup>2</sup> has already been obtained, significantly speeding up and simplifying the construction process. Additionally, all utility fees have been paid, and connections for water, electricity, and sewage are just 30 meters away from the plot.

For more information or to arrange a viewing, feel free to contact us.

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.

