

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

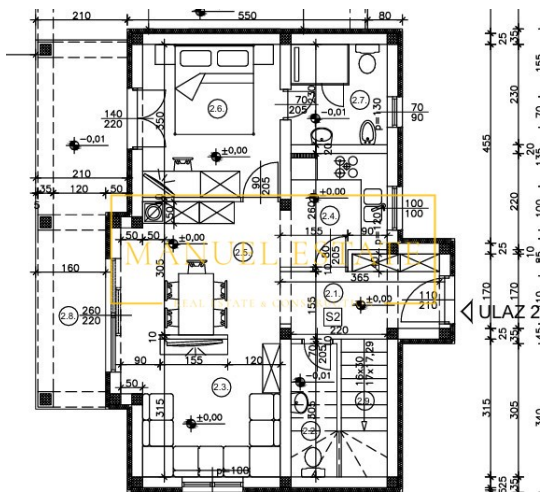
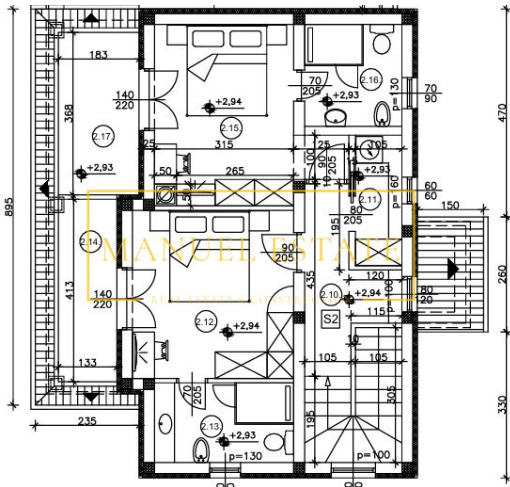
## MANUEL ESTATE

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<b>Code :</b>	11348
<b>Location :</b>	Poreč
<b>Building size :</b>	132.34 m <sup>2</sup>
<b>Lot size :</b>	500 m <sup>2</sup>
<b>Distance from center :</b>	6000 m
<b>Distance from sea :</b>	3000 m
<b>Distance from airport :</b>	55 km
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Parking :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2024

**Price :** 450.000 €

For sale: semi-detached house, located just a few minutes from the center of Poreč and the nearest beaches. The house is situated in a peaceful neighborhood in Poreč, with a living area of 132.34 m<sup>2</sup> on a 450 m<sup>2</sup> plot.

Upon entering the house, you are welcomed by a spacious living room, dining room, and open-concept kitchen. On the ground floor, there is also a bedroom with an en-suite bathroom and access through French doors to a covered terrace, where the pool and sunbathing area are located. Access to the pool is also available from the living room through large glass walls that bring in an abundance of natural light.

Beautiful stairs lead to the first floor, where two spacious bedrooms are located, each with its own bathroom, and both rooms have access to a terrace. The house is filled with natural light thanks to the large glass surfaces in the bedrooms and living room.

Heating and cooling are provided by air conditioning in all rooms. The house also includes a parking space. It is currently under construction, with the completion expected soon, making it ideal for family living or as an investment for rental purposes, with the potential for a quick return on investment.

Don't miss this unique opportunity! Contact us for more information or to schedule a viewing.

Note: If the buyer, after viewing (physical access/personal visit) the property in question with the agency "Manuel Estate d.o.o."

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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.