

# 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>	11349
<b>Location :</b>	Poreč
<b>Building size :</b>	134 m2
<b>Lot size :</b>	536 m2
<b>Distance from center :</b>	12000 m
<b>Distance from sea :</b>	7000 m
<b>Distance from airport :</b>	40 km
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	A
<b>Year of construction :</b>	2023

**Price :** 447.000 €

This stunning villa is located near the town of Poreč, just 16 km from the center, 12 km from Vrsar, and 7 km from the sea. It's the perfect opportunity for those seeking a luxurious home in a tranquil setting!

Upon entering the villa, you will find a guest toilet on the right and a storage room on the left. The spacious kitchen, dining area, and living room are designed in an open concept layout, featuring three large glass walls that provide ample natural light throughout the day and offer easy access to the pool and covered terrace. This terrace is ideal for gatherings with family and friends.

On the upper floor, there is a hallway that connects all the bedrooms and a bathroom. You will find a children's bedroom, two larger bedrooms, and a bathroom. The master bedroom includes a foyer that leads to a walk-in closet, and it boasts a large glass wall with access to an uncovered terrace.

All bedrooms and the walk-in closet feature high-quality parquet flooring, while the rest of the house is equipped with premium ceramics.

The villa is equipped with underfloor heating and air conditioning units for comfortable cooling during the summer months.

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

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**

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.