

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11350
<b>Location :</b>	Poreč
<b>Building size :</b>	106 m2
<b>Lot size :</b>	677 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>	2
<b>Number of bathrooms :</b>	2
<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 :** 426.000 €

A stunning villa is for sale near the towns of Poreč and Vrsar, located less than a 20-minute drive away and only 7 km from the nearest beaches. This attractive villa is situated in a peaceful neighborhood, ideal for family living.

The ground floor features an open-concept kitchen, living room, and dining area, along with two storage rooms and a guest toilet. On the upper floor, there are two spacious bedrooms, each with its own bathroom.

The backyard includes a barbecue and a pool, perfect for gatherings with family and friends. There is also a garden shed providing additional storage space.

The villa will have underfloor heating for winter and air conditioning units for cooling. Electric shutters, along with two parking spaces, further ensure comfort and convenience.

The completion of construction is planned for the end of 2024. Don't miss the opportunity to become the owner of this beautiful home!

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.