

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11351
<b>Location :</b>	Poreč
<b>Building size :</b>	107 m <sup>2</sup>
<b>Lot size :</b>	501 m <sup>2</sup>
<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>	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 :** 436.000 €

Just a 10-minute drive from the beautiful Vrsar and less than 20 minutes from the city of Poreč, this stunning house is located in a quiet neighborhood. This property is ideal for family living but also for rental purposes.

On the ground floor, there is a spacious kitchen with an open-concept living room and dining area, creating a cozy and functional connection between the spaces. The ground floor also includes a storage room and a guest toilet. A large glass wall in the living room allows plenty of natural light, and through it, you can access the backyard. There, you will find a covered terrace and a beautiful pool, perfect for relaxing and socializing with family and friends.

Upstairs, there are three bedrooms, one of which has its own bathroom, while the other two share a common bathroom. One of the bedrooms also has its own uncovered terrace, ideal for relaxation and enjoying the peace and nature.

The house is equipped with underfloor heating, making it perfect for the winter months, while air conditioning units ensure a comfortable temperature even during the summer heat. Additionally, the property has two parking spaces.

This beautiful house is perfect for a family but can also serve as an ideal investment for rental purposes, providing a return on investment.

Don't miss this unique opportunity! Contact us for more

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information and to arrange a viewing.

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.v