

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11370
<b>Location :</b>	Poreč
<b>Building size :</b>	140 m <sup>2</sup>
<b>Lot size :</b>	210 m <sup>2</sup>
<b>Distance from center :</b>	1500 m
<b>Distance from sea :</b>	1000 m
<b>Distance from airport :</b>	60 km
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2024

In the immediate vicinity of the center of the town of Poreč, in a unique location, five modern villas are being offered for sale. These villas impress with their architectural design, spacious gardens, and beautiful sea views, providing an ideal place for living or vacationing.

The villas are built with the highest quality materials, ensuring comfort and durability. The exterior insulation is made of 10 cm stone wool, with colors from renowned manufacturers Caparol/JUB. The exterior joinery is by Schuco in anthracite color with triple-glazed windows filled with argon, while the interior features white joinery. All windows are equipped with mosquito nets and electric shutters.

The interior joinery is by BINNI, with a height of 2.30 m and magnetic closure, and sound insulation between the walls further contributes to privacy and comfort. The ceilings are lowered with drywall, and the floors are covered with tiles that mimic wood, adding to the aesthetic appeal.

The villas are equipped with underfloor heating via a heat pump, and all rooms have inverter air conditioning units, ensuring optimal temperatures throughout the year.

Each villa consists of two levels. The ground floor features an entrance hallway, a utility room, a foyer, a bathroom, one bedroom, and an open space with a kitchen, living room, and dining area. Large Schuco/Aluplast glass walls lead to a covered terrace with a modern fireplace and a jacuzzi for four people. The upper floor contains two bedrooms, a large bathroom, and one bedroom with its own wardrobe. All bedrooms have access to a

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covered balcony offering stunning sea views.

The villa is located 1500 m from the city center and just 1000 m from the sea, situated in an elite part of Poreč. Nearby, you will find promenades along the sea, beautiful beaches, and sports facilities such as tennis courts and cycling paths. The expected energy class is A, ensuring low energy costs and a comfortable living space.

Don't miss the opportunity to become the owner of this extraordinary villa in one of the most attractive locations in Poreč! For more information and to arrange a viewing, please 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.