

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11374
<b>Location :</b>	Kaštelir-Labinci
<b>Lot size :</b>	958 m <sup>2</sup>
<b>Distance from center :</b>	8000 m
<b>Distance from sea :</b>	8000 m
<b>Distance from airport :</b>	65 km
<b>Seaview :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	0000

**Price :** 350.000 €

In a beautiful Istrian town, popular among tourists and just a 10-minute drive from Poreč, a unique investment opportunity is available with construction land featuring a project for a modern villa. This land encompasses a project for a luxury villa with a total living area of 323.50 m<sup>2</sup>, perfectly designed for a comfortable and contemporary lifestyle.

The villa consists of a basement that includes a gym, sauna, and garage, providing excellent options for relaxation and recreation. The ground floor features a spacious and bright living room, an open-space kitchen with a dining area, one bedroom with an en-suite bathroom, and an additional guest toilet. On the first floor, there are four large bedrooms and three bathrooms, offering comfort and privacy for all family members.

A spacious rooftop terrace of 59.80 m<sup>2</sup> provides a beautiful view and is the perfect spot for relaxation and enjoyment on summer evenings. The exterior includes a yard with a covered summer kitchen, a swimming pool with a sun deck, and a jacuzzi, which further enriches the offering of this luxury villa. Each room in the villa will be air-conditioned, and the heating will be underfloor, ensuring comfort throughout the year.

This location represents a perfect opportunity for the development of a property that will attract numerous tourists and provide a high-end lifestyle. For more information and details about the project, please feel free to contact us. Don't miss this extraordinary opportunity to become the owner of a luxury property in the heart of Istria!

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.