MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

MANUEL ESTATE
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Code :	11375
Location :	Vrsar
Building size :	226 m2
Lot size :	855 m2
Distance from center :	9000 m
Distance from sea :	9000 m
Distance from airport :	55 km
Number of floors :	2
Number of bedrooms :	4
Number of bathrooms :	4
Parking :	Yes
Storage :	Yes
Energy efficiency :	Not specified
Year of construction :	2023

In a small, picturesque Istrian town, not far from the beautiful Vrsar, a modern villa is offered for sale on a spacious plot of 855 m². The house is being sold in ROH BAU phase, providing future owners the opportunity to finish it according to their own desires and needs.

The villa spans 226 m² of living space, distributed over two floors – the ground floor and the first floor. According to the project, the ground floor will feature a spacious living room that opens onto a covered terrace, ideal for enjoying outdoor activities. In addition to the living room, there will be a kitchen with a dining area, one bedroom with an en-suite bathroom, and a guest toilet.

On the first floor, there are three comfortable bedrooms, two modern bathrooms, and a terrace with stunning views of the greenery and nature, creating a perfect ambiance for relaxation. The entire villa will be air-conditioned as per the project, and heating will be provided through underfloor heating, ensuring a pleasant atmosphere throughout the year.

The large part of the landscaped yard will feature greenery, with a central area housing a swimming pool and sunbathing area, perfect for enjoying hot summer days. At the entrance to the yard, there is parking space for two cars.

This villa represents the perfect blend of modern design and the natural beauty of Istria, and its proximity to Vrsar makes it an ideal place for living or as an investment for rental purposes. Don’t miss the opportunity to become the owner of this unique real estate project!

Note: If the buyer, after viewing (physical access/personal visit) the property in question with the agency "Manuel Estate d.o.o."

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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.