

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11390
<b>Location :</b>	Poreč
<b>Building size :</b>	151.45 m2
<b>Lot size :</b>	180 m2
<b>Distance from center :</b>	5000 m
<b>Distance from sea :</b>	4000 m
<b>Distance from airport :</b>	70 km
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Central heating :</b>	Yes
<b>Energy efficiency :</b>	A
<b>Year of construction :</b>	2025

**Price :** 700.000 €

A modern villa near Poreč is for sale, located in a peaceful area ideal for family living or a relaxing holiday. The villa spans two floors – ground floor and first floor – offering a perfect blend of luxury, functionality, and stunning Mediterranean views.

The ground floor features an entrance hall with a cloakroom, a bathroom, and a spacious living room with large glass walls that provide ample natural light and access to the terrace. The kitchen and dining area follow an open-plan design, with glass walls allowing direct access to the terrace. The ground floor also includes a practical outdoor storage room located adjacent to the house.

An internal staircase leads to the first floor, where three bedrooms are situated. Two smaller bedrooms share a bathroom and have access to a balcony with breathtaking sea views. The master bedroom is exceptionally spacious, with a private bathroom and access to its own balcony. Every detail of the interior is designed to ensure comfort and elegance.

The villa's yard is meticulously landscaped, focusing on outdoor enjoyment. At its center is a 30 m<sup>2</sup> swimming pool, surrounded by a sunbathing area and a relaxation zone. In front of the villa, there are two parking spaces, adding to its practicality.

The villa's location provides a serene environment while being close to all necessary amenities. The sea and beaches are

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approximately 4 kilometers away, the center of Poreč is 5 kilometers away, and the highway is just 6 kilometers away. Nearby, you'll find shops, restaurants, and other facilities that make everyday life easier.

The villa is equipped with underfloor heating and air conditioning in every room, with a provision for the installation of solar panels, making it an energy-efficient and modern property.

For more information or to schedule 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.