

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

e-mail: [info@manuel-estate.hr](mailto:info@manuel-estate.hr)

web: [manuel-estate.hr](http://manuel-estate.hr)

info: +385 99 659 1550



<b>Code :</b>	11391
<b>Location :</b>	Poreč
<b>Building size :</b>	136 m <sup>2</sup>
<b>Lot size :</b>	300 m <sup>2</sup>
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	3000 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>	3
<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

**Price :** 400.000 €

For sale: a modern villa under construction in a peaceful neighborhood near Poreč, just 2 km from the city center and 3 km from the Adriatic Sea. Thanks to its prime location, this villa is an ideal home for family living or an excellent investment opportunity with great potential.

The villa offers 136 m<sup>2</sup> of living space, spread across two levels, with a thoughtfully designed layout to meet all the needs of modern living. The ground floor features a spacious open-plan living room, kitchen, and dining area, bathed in natural light through large glass doors that open onto a covered terrace with a summer kitchen. This terrace is the perfect spot for family gatherings and relaxation. On the same floor, there is also one bedroom, a bathroom, and a storage room.

The upper floor comprises two comfortable bedrooms, each with its own en-suite bathroom, a laundry room, and terraces offering stunning views of the surrounding nature—ideal for unwinding outdoors.

The outdoor space includes a 300 m<sup>2</sup> garden, providing ample room for children's play, relaxation, or the construction of a swimming pool to suit your preferences.

For comfort and energy efficiency, the villa is equipped with underfloor heating, air conditioning, and a heat pump, ensuring a pleasant atmosphere year-round. Situated in a safe and tranquil neighborhood, the property is conveniently close to schools, shops, and essential services.

MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

**MANUEL ESTATE**  
**G. Martinuzzi 7, 52466 Novigrad**  
**e-mail: [info@manuel-estate.hr](mailto:info@manuel-estate.hr)**  
**web: [manuel-estate.hr](http://manuel-estate.hr)**  
**info: +385 99 659 1550**

Completion is scheduled for May 2025.

If you're looking for a modern home or a secure investment, this villa is the perfect choice. Contact us for more 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.