

## MANUEL ESTATE

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<b>Code :</b>	11410
<b>Location :</b>	Poreč
<b>Building size :</b>	132 m2
<b>Lot size :</b>	651 m2
<b>Distance from center :</b>	1500 m
<b>Distance from sea :</b>	15000 m
<b>Distance from airport :</b>	46 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>	2025

Price : 250.000 €

For sale is a stunning house in the roh-bau phase, located in a peaceful neighborhood near the city of Poreč, perfect for family living or investment. This modern property is built on a spacious plot of 651 m<sup>2</sup>, with 132 m<sup>2</sup> of living space spread over two floors. The yard features a 31.5 m<sup>2</sup> swimming pool, ideal for relaxation and enjoyment during warm summer days.

The ground floor includes one bedroom, a bathroom, a practical storage room, and a spacious open-concept living area that combines the kitchen and dining room. The living room opens onto a covered terrace and a landscaped garden, providing additional outdoor living space. The second floor comprises two bedrooms, each with its own bathroom, and one of the bedrooms has a private covered terrace with views of the surrounding nature.

The interior of the house combines high-quality materials – the bedrooms on the upper floor are fitted with laminate flooring, while the rest of the house, including common areas, is finished with ceramic tiles. Each room is equipped with its own air conditioning unit, and the entire house features electric underfloor heating, ensuring comfort throughout the year.

The house is conveniently located near the village of Baderna and the city of Poreč, with easy access to amenities such as kindergartens, schools, a post office, shops, and restaurants. This location offers the perfect balance between the privacy of a tranquil setting and proximity to all essential facilities. Don't miss the opportunity to own this exceptional property, offering a



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perfect family home or an attractive investment in a popular tourist area.

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.