

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11411
<b>Location :</b>	Poreč
<b>Building size :</b>	132 m <sup>2</sup>
<b>Lot size :</b>	651 m <sup>2</sup>
<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 : 500.000 €

For sale is a beautiful house in the roh-bau construction phase, located in a peaceful neighborhood near the town of Poreč, ideal for family life or investment. This modern property is situated on a spacious plot of land measuring 651 m<sup>2</sup>, while the 132 m<sup>2</sup> of living space is spread over two floors. The yard features a 31.5 m<sup>2</sup> swimming pool, perfect for relaxation and enjoyment during the warm summer months. The house also has two parking spaces.

The ground floor includes one bedroom, a bathroom, a practical storage room, and a spacious open-concept living room that connects the kitchen and dining area. The living room opens onto a covered terrace and a landscaped garden, offering additional outdoor space for relaxation. On the second floor, there are two bedrooms, each with its own bathroom, and one of the bedrooms has a private covered terrace with a view of the surrounding nature.

The interior of the house is characterized by high-quality materials – the upstairs bedrooms feature laminate flooring, while the remaining areas, including common spaces, are covered with ceramic tiles. Each room is equipped with air conditioning, and the entire house has underfloor heating powered by electricity, ensuring comfort throughout the year.

The house is located in close proximity to the village of Baderna and the town of Poreč, with easy access to kindergartens, schools, post offices, shops, and restaurants. This location offers the perfect balance between the privacy of a quiet environment

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and the proximity to all necessary amenities. Don't miss the opportunity to become the owner of this exceptional property, which offers the perfect family home or an attractive investment in a 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.