

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11415
<b>Location :</b>	Poreč
<b>Building size :</b>	137 m <sup>2</sup>
<b>Lot size :</b>	170 m <sup>2</sup>
<b>Distance from center :</b>	3000 m
<b>Distance from sea :</b>	4000 m
<b>Distance from airport :</b>	63 km
<b>Number of floors :</b>	3
<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 : 490.000 €

For sale is a beautiful townhouse located on the edge of the settlement, with the largest garden of all 5 houses. The house spans 137 m<sup>2</sup> and is spread across three levels, with a 170 m<sup>2</sup> garden, making it the perfect space for relaxation and enjoying nature.

On the ground floor, there is a spacious living room, kitchen, and dining area in an open concept, providing maximum functionality and comfort. For complete convenience, there is also a bathroom and a laundry/storage room. From the living room, you can access the beautiful garden, ideal for family gatherings, entertaining friends, or for pet owners.

An elegant staircase leads to the first floor, where there are two spacious bedrooms and a bathroom. On the second floor, there is a larger master bedroom with its own bathroom, wardrobe, and a covered terrace of 12.63 m<sup>2</sup>, perfect for enjoying morning coffee and summer evenings.

The house is equipped with underfloor heating and air conditioning, ensuring a comfortable living experience throughout the year.

Additionally, the house offers parking spaces, adding to the convenience and practicality of the property.

This house is an ideal opportunity for families and as an investment, due to its excellent location. It is situated in close proximity to the town of Poreč, with the nearest beaches and



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shopping center just a few minutes' drive away. The peaceful neighborhood offers all necessary amenities for everyday life, including schools, kindergartens, shops, and other services.

Don't miss this unique opportunity!

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.