MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

MANUEL ESTATE
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Code :	11424
Location :	Poreč
Building size :	150 m2
Lot size :	750 m2
Distance from center :	3500 m
Distance from sea :	5000 m
Distance from airport :	60 km
Number of floors :	1
Number of bedrooms :	3
Number of bathrooms :	4
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Energy efficiency :	Not specified
Year of construction :	2025

Price : 800.000 €

This luxurious villa is situated in a peaceful environment, just 3 km from Poreč and a few minutes from the main highway, making it an ideal choice for family living and an exceptional investment opportunity. Given its prime location and potential for luxury rentals, it offers a unique chance to invest in one of the most sought-after areas of Istria.

The property spans a spacious plot of 750 m², while the interior of 150 m² offers optimal comfort and functionality, perfect for everyday living. The 95 m² outdoor area includes an impressive pool, sunbathing area, lounge zone, and fully equipped outdoor kitchen, all nestled in a green oasis surrounded by forest, ensuring privacy and tranquility. This space is perfect for family gatherings, social events, or relaxing in an intimate atmosphere with friends.

The interior of the villa is designed with a focus on comfort and modern functionality. With three luxurious bedrooms, each with its own bathroom, a spacious living room, dining area, and fully equipped kitchen, the space is ideal for family life. Large glass surfaces allow for an abundance of natural light, while the view of greenery and nature creates a relaxing ambiance.

The outdoor area of the villa provides enjoyment in all seasons, while also offering maximum privacy. The pool, sunbathing area, lounge zone, and outdoor kitchen make this property a perfect destination for family moments, outdoor enjoyment, and discovering the beauty of Istria in a relaxed setting.

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Thanks to its excellent location, close to Poreč, the highway, and the Adriatic Sea, this villa represents the ideal opportunity for investment in luxury rentals or long-term residence. With its combination of comfort, privacy, and attractive location, this property offers a high return on investment and long-term value.

Don’t miss the opportunity to become the owner of this luxurious space, offering everything needed for a quality life, peace, and relaxation, along with significant investment potential.

Contact us today to schedule a viewing of this exceptional villa!

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.