

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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|                                |                    |
|--------------------------------|--------------------|
| <b>Code :</b>                  | 11427              |
| <b>Location :</b>              | Poreč              |
| <b>Lot size :</b>              | 750 m <sup>2</sup> |
| <b>Distance from center :</b>  | 3500 m             |
| <b>Distance from sea :</b>     | 5000 m             |
| <b>Distance from airport :</b> | 60 km              |
| <b>Energy efficiency :</b>     | Not specified      |
| <b>Year of construction :</b>  | 0000               |

**Price :** 230.000 €

An attractive plot of land is for sale, with an issued building permit, paid utility fees, and asphalted access with all necessary connections on the parcel. The location is just 3.5 km from the center of the city of Poreč, offering a peaceful and natural environment with easy access to all urban amenities. This land provides ideal conditions for building a family home with maximum comfort.

The project envisions the construction of a modern single-story house with a total area of 150 m<sup>2</sup>. The house will feature three spacious bedrooms, each with its own bathroom, ensuring high privacy and comfort for every family member. The living room and kitchen will be open-plan, creating a spacious and bright area for family gatherings.

In addition, a large terrace is planned, providing a great outdoor space for relaxation, as well as a swimming pool, perfect for unwinding during the summer months. The location itself offers peace and quiet, making it ideal for family living, while also allowing quick access to all key amenities and infrastructure in Poreč.

This land is an excellent opportunity for building a home in a tranquil setting, and its proximity to Poreč makes it even more attractive for those who want to enjoy the comfort of living in Istria. Furthermore, given the attractiveness of the location, this land represents an excellent investment and is ideal for rental purposes, whether as a luxury family home or a tourist property, with great potential for generating income.

Don't miss this exceptional opportunity! For more information or to schedule a viewing, feel free to contact us.

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

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commission in the amount of 3% + VAT of the total purchase price.