MANUEL ESTATE
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Code :	11482
Location :	Poreč
Building size :	157 m2
Lot size :	500 m2
Distance from center :	5000 m
Distance from sea :	5000 m
Distance from airport :	57 km
Number of floors :	2
Number of bedrooms :	3
Number of bathrooms :	3
Seaview :	Yes
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Central heating :	Yes
Energy efficiency :	Not specified
Year of construction :	2025

Price : 690.000 €

For sale is a modern villa with a swimming pool, located just 5 kilometers from the sea and the center of Poreč, in a quiet neighborhood close to all essential amenities. This newly built property from 2025 offers 157 m² of living space spread over two floors, making it ideal for family living or as an investment for tourist rental.

The ground floor features a spacious open-plan living room, dining area, and kitchen, along with a study room, bathroom, and storage space. A large glass wall extends along one entire side, allowing plenty of natural light and a visual connection to the outdoor area. The ground floor is equipped with underfloor heating and air conditioning units that provide heating and cooling throughout the year for added comfort.

An internal staircase leads to the first floor, where there are three bedrooms. Two bedrooms share one bathroom, while the master bedroom has an en-suite bathroom. All bedrooms have access to a terrace with a sea view.

The carefully maintained outdoor area includes a small garden with olive trees, a private swimming pool, and parking spaces. Every room in the villa is equipped with air conditioning to ensure maximum comfort regardless of the season.

Whether you are looking for a home to live in Istria or a secure investment in tourism, this property is an excellent opportunity.

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For more information and to schedule a viewing, please 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 commission in the amount of 3% + VAT of the total purchase price.