MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

MANUEL ESTATE
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Code :	11485
Location :	Poreč
Building size :	156 m2
Lot size :	842 m2
Distance from center :	6000 m
Distance from sea :	20000 m
Distance from airport :	50 km
Number of floors :	2
Number of bedrooms :	3
Number of bathrooms :	3
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Central heating :	Yes
Energy efficiency :	Not specified
Year of construction :	2026

Price :	490.000 €

In a peaceful village near Poreč, just a 20-minute drive from the city and 10 minutes from the Istrian Ypsilon motorway, a modern villa is under construction offering the perfect combination of contemporary design, privacy, and functionality. Surrounded by nature, this property is an ideal choice for family living, a holiday home, or a profitable rental investment.

The total land area is 960 m², while the villa itself will feature 156 m² of living space spread over two floors. A private swimming pool of 42 m² is planned in the landscaped yard, ideal for enjoying the warm summer months.

The ground floor will include a spacious open-plan living room with kitchen and dining area, with direct access to a covered terrace, the pool, and a sunbathing area. This level will also feature a large bedroom and a bathroom, providing comfortable living without the need for stairs.

Upstairs, there will be two bedrooms, each with its own en-suite bathroom. One of the bedrooms will have access to a private terrace overlooking the natural surroundings. Thanks to its south-facing orientation, the house will enjoy an abundance of natural light throughout the day.

The property is being sold on a “turnkey” basis, with the future owner having the option to choose finishing materials such as ceramics, façade color, and other interior details according to personal preference. Completion is expected in spring or summer

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The villa has full ownership documentation and a valid building permit. All infrastructure is in place, including electricity, water, and sewage connections. Two private parking spaces and a storage room are also included. The house will be equipped with air conditioning and is designed with an emphasis on high-quality construction, comfort, and modern aesthetics.

This contemporary new-build villa near Poreč is a rare opportunity for those seeking a high-quality, functional property in Istria—whether for permanent residence, vacation, or long-term investment.

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