

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11038
<b>Location :</b>	Poreč
<b>Building size :</b>	183 m2
<b>Lot size :</b>	520 m2
<b>Distance from center :</b>	5000 m
<b>Distance from sea :</b>	700 m
<b>Distance from airport :</b>	50 km
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2022

**Price :** 1.030.000 €

Detached villa on the edge of the village, in a quiet location, near the sea, near Poreč, Funtana. Total living area 183 m2, on a plot of 520 m2. It is spread over two floors, on the ground floor there is: a hallway, a kitchen with a dining room, a bedroom with a bathroom, a toilet, a laundry room, a spacious living room with glass walls and an exit to a covered terrace. On the first floor there are three bedrooms, three bathrooms and a covered terrace of 24 m2. Underfloor heating has been implemented throughout the villa. The exterior part consists of a carefully landscaped garden, a swimming pool with a sunbathing area, a summer kitchen with a space for relaxation, and a private parking lot. It is sold unfurnished. The price of this luxurious modern villa is EUR 1030000.00. For all other information, 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.