

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

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<b>Code :</b>	11062
<b>Location :</b>	Poreč
<b>Building size :</b>	306 m <sup>2</sup>
<b>Lot size :</b>	600 m <sup>2</sup>
<b>Distance from center :</b>	7000 m
<b>Distance from sea :</b>	2700 m
<b>Distance from airport :</b>	70 km
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2023

Price : 1.350.000 €

Modern luxury villa with sea view near Poreč, total living area of 306 m<sup>2</sup> with a garden of 600 m<sup>2</sup>. It is spread over two floors, on the ground floor there is: a covered porch, toilet, laundry room, storage room, wellness area (fitness, sauna, shower), corridor and a spacious living area (55.65 m<sup>2</sup>) arranged according to the open space principle consisting of a kitchen + dining room + living room with fireplace and access to a covered terrace with a place to relax. On the first floor there are 4 spacious bedrooms, three of which have access to the terrace with a beautiful view of the sea, each room has its own bathroom and air conditioning. The living area and bedrooms have glass walls that provide lots of natural light. On the second floor there is a luxurious roof terrace with a panoramic view of the sea.

The villa has two parking spaces, alarm and video surveillance, 25 cm brick + 10 cm thermal insulation. Carpentry (aluminium, anthracite color, three-layer glass). Heat pump underfloor heating, air conditioning and a fireplace in the living room.

The pool (32 m<sup>2</sup>, depth 1.35 m) with a sun deck is the center of the meticulously landscaped garden in the Mediterranean style. The villa is located in a quiet location, about 7 km from Poreč, and about 2.7 km from the sea. In the immediate vicinity, there are all the necessary facilities for a comfortable everyday life. Agency commission is included in the price. For more information please do not hesitate to contact us.

Note: If the buyer, after viewing (physical access/personal visit)

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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.