

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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|                                |                    |
|--------------------------------|--------------------|
| <b>Code :</b>                  | 11169              |
| <b>Location :</b>              | Poreč              |
| <b>Building size :</b>         | 132 m <sup>2</sup> |
| <b>Lot size :</b>              | 656 m <sup>2</sup> |
| <b>Distance from center :</b>  | 4000 m             |
| <b>Distance from sea :</b>     | 10000 m            |
| <b>Distance from airport :</b> | 45 km              |
| <b>Number of floors :</b>      | 2                  |
| <b>Number of bedrooms :</b>    | 3                  |
| <b>Number of bathrooms :</b>   | 3                  |
| <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 : price on request €

Villa under construction, near Sv. Lovreča, total living area of 132 m<sup>2</sup>, located on a plot of 656 m<sup>2</sup>. It will be spread over two floors; on the ground floor there will be: an entrance hall, a toilet, a staircase, a laundry room, and a spacious living area consisting of a kitchen + dining room + living room designed according to the open-space principle, with glass walls and an exit to the terrace. The exterior of the villa will consist of: two terraces, a sunbathing area, a 30 m<sup>2</sup> swimming pool, an outdoor kitchen, a storage room and 2 parking spaces, and a carefully landscaped garden. On the first floor, there will be three bedrooms, each with its own bathroom, one of which is a master bedroom with a wardrobe and exit to the terrace. The villa will also have the first phase installed for solar panels, video surveillance and alarm, and built-in top-of-the-line air conditioners. The villa is located in a quiet location, near Sv. Lovreča, about 4 km from the town center, and about 10 km from the first beaches and the sea, and about 15 km from beautiful Poreč. 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.