

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

e-mail: [info@manuel-estate.hr](mailto:info@manuel-estate.hr)

web: [manuel-estate.hr](http://manuel-estate.hr)

info: +385 99 659 1550



<b>Code :</b>	11253
<b>Location :</b>	Poreč
<b>Building size :</b>	204 m <sup>2</sup>
<b>Lot size :</b>	860 m <sup>2</sup>
<b>Distance from center :</b>	12000 m
<b>Distance from sea :</b>	9000 m
<b>Distance from airport :</b>	60 km
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<b>Parking :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2024

Price : 830.000 €

Modern villa in the vicinity of Poreč, located in a quiet location, surface area 204 m<sup>2</sup>, on a plot of 860 m<sup>2</sup>. The ground floor consists of: hallway, living room with dining room and kitchen, bedroom with bathroom, wellness room with gym and sauna, technical room and toilet. Upstairs there are three bedrooms and three bathrooms. On the ground floor there is also a spacious covered terrace and a heated pool of 48 m<sup>2</sup> (tiled).

Heating/cooling: electric underfloor heating and air conditioning. The villa is located in a quiet area, 9 km from the sea and 12 km from the city center. The summer bun from the visualization will not be performed.

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.