

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

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|                                |               |
|--------------------------------|---------------|
| <b>Code :</b>                  | 10983         |
| <b>Location :</b>              | Poreč         |
| <b>Building size :</b>         | 261.28 m2     |
| <b>Lot size :</b>              | 800 m2        |
| <b>Distance from center :</b>  | 6000 m        |
| <b>Distance from sea :</b>     | 6000 m        |
| <b>Distance from airport :</b> | 70 km         |
| <b>Number of floors :</b>      | 2             |
| <b>Number of bedrooms :</b>    | 6             |
| <b>Number of bathrooms :</b>   | 4             |
| <b>Seaview :</b>               | Yes           |
| <b>Parking :</b>               | Yes           |
| <b>Air conditioner :</b>       | Yes           |
| <b>Central heating :</b>       | Yes           |
| <b>Energy efficiency :</b>     | Not specified |
| <b>Year of construction :</b>  | 2020          |

Price : 739.000 €

Modern villa with sea view, in a quiet location, total living area of

261.28 m2 with a carefully landscaped garden of 800 m2. The house is located in a small Istrian village near the town of Poreč. It is spread over three floors, ground floor, first floor and high attic with an uncovered roof terrace. On the ground floor there is a modern kitchen with a dining room and a spacious living room arranged according to the open-space principle, with glass walls that provide the interior with a lot of natural light. Furthermore, the villa contains a total of six bedrooms, four bathrooms, and a toilet. On the first floor, the bedrooms lead to a covered terrace with a wonderful uninterrupted panoramic view of the sea, pool, landscape and olive groves. The center of the landscaped garden is a 26.5 m2 swimming pool with the option of heating, massage pumps and a waterfall, as well as a sunbathing area, a barbecue area, and an area for relaxation, wellness and a jacuzzi. The yard is completely fenced. The house also has two parking spaces. Heating is done using a heat pump, and cooling is done using high-quality air conditioners. The house is sold furnished and equipped with extremely high-quality furniture, which make up an exclusive interior. This modern villa is located in a quiet part of the city, about 6 km from the sea, well-kept beaches, the historic center and the center of Poreč. The price of a modern villa with a swimming pool and wellness is 739,000 euros. For all other information, feel free 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.