

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	10924
<b>Location :</b>	Poreč
<b>Building size :</b>	320 m <sup>2</sup>
<b>Lot size :</b>	480 m <sup>2</sup>
<b>Distance from center :</b>	200 m
<b>Distance from sea :</b>	100 m
<b>Distance from airport :</b>	65 km
<b>Number of floors :</b>	3
<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>Central heating :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2022

**Price :** 850.000 €

Modern villa for sale - semi-detached building under construction, with sea view, near Poreč. Total living area of

320 m<sup>2</sup> with a garden of 480 m<sup>2</sup>. It is spread over three floors: ground floor, first and second floor. The ground floor has a spacious living room, fully equipped kitchen, dining room, guest toilet, pantry and large terrace. On the first floor there are three bedrooms, each with its own bathroom. Each room has access to a spacious terrace with panoramic unobstructed sea views. The entire second floor is planned as a relaxation area, a complete wellness area consisting of a large sauna for four people, a jacuzzi and a gym. Under this luxury double building, underfloor heating with a heat pump will be carried out, and state-of-the-art air conditioners and a fireplace will also be installed. The center of the beautifully landscaped garden will be an outdoor heated pool with sun deck. The villa will be fully equipped and furnished, and as such is for sale. Each facility has three parking spaces. It is located only 100 meters from the sea and 200 meters from the center. 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.