

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11186
<b>Location :</b>	Poreč
<b>Building size :</b>	130.35 m <sup>2</sup>
<b>Lot size :</b>	213 m <sup>2</sup>
<b>Distance from center :</b>	1500 m
<b>Distance from sea :</b>	2000 m
<b>Distance from airport :</b>	60 km
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2023

**Price :** 433.000 €

A residential building with a total of five residential units is under construction; it is located in an excellent location, in a quiet area, in the vicinity of Poreč. From the offer, we highlight a house with an area of 130.35 m<sup>2</sup>; the house is the first in a row, it will spread over three floors: ground floor, first floor and attic. The ground floor will consist of an entrance hall with a wardrobe, a guest toilet, a laundry room and a technical room, a kitchen, a dining room with glass walls and an exit to a spacious terrace and a lounge area for relaxation, and a living room also with glass walls and an exit to the back of the house in meticulously arranged garden of 213 m<sup>2</sup>. The internal staircase will lead to the first floor of the house, where there will be two bedrooms, each with its own bathroom, one of the bedrooms will be the master bedroom with a large walk-in wardrobe. On the third floor of the house, in the attic, there will be another spacious bedroom with its own bathroom and wardrobe, and two terraces. Underfloor heating will be installed through the house using a heat pump, and top quality air conditioners will also be installed. Two private parking spaces will be located in front of the house. During construction, the highest quality materials currently on the market will be used; the construction of the house has started, and the completion plan is for the end of 2024. This modern house is located in a highly sought-after location, about 1.5 km from the city center, and about 2 km from the sea and the first beaches. Due to its good location, quiet zone, and close proximity to all necessary facilities for a comfortable daily life, such as shops, restaurants, bank, school, post office - all these factors are favorable for buying your first home or as a good investment for tourist rental and additional income. The price of the house is

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433,000 euros. 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.