

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11187
<b>Location :</b>	Poreč
<b>Building size :</b>	306 m <sup>2</sup>
<b>Lot size :</b>	1000 m <sup>2</sup>
<b>Distance from center :</b>	500 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>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>	2024

Price : 1.750.000 €

Luxury villa with sea view, located in a quiet location, near Poreč. It is currently under construction, it will spread over two floors, total living area of 306 m<sup>2</sup>, located on a plot of 1000 m<sup>2</sup>. The ground floor will consist of a spacious living area; kitchen, dining room, wellness area with sauna, guest toilet, and modern living room with glass walls and access to a large terrace of up to 152 m<sup>2</sup> with a view of the swimming pool and carefully landscaped garden. A beautiful double wooden staircase leads to the first floor of the house, where there will be four master bedrooms, 4 bedrooms, each with its own bathroom, glass walls and access to the terrace with a panoramic view of the sea and the landscape.

This luxurious villa located in the idyllic western part of Istria provides an ideal escape from the busy everyday life, offering at the same time the harmony of luxury and a relaxing environment for rest and enjoyment. The proximity of wineries, renowned restaurants and olive oil producers ensures that the future owners, in addition to the beauty of the villa itself and nature, will also enjoy superb gastronomic and oenological experiences.

Ground floor + first floor: 306 m<sup>2</sup>

Ground floor terraces: 70 m<sup>2</sup> covered + 82 m<sup>2</sup> uncovered terrace = 152 m<sup>2</sup>

Swimming pool: 50 m<sup>2</sup> + 8 m<sup>2</sup>

Fire pit: 10 m<sup>2</sup>

Characteristics of the villa:

- Four bedrooms with en-suite bathrooms and sea views

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- Including two bathrooms with open balconies and bathtubs (protected from the view from 4 sides)
- Large living room with open space to the dining room, kitchen, billiards room
- Double staircase
- Finnish sauna with shower and toilet
- Billiards
- Jacuzzi
- Underfloor heating and cooling with a heat pump and fan convectors
- Solar power plant
- Infinity pool
- Heated pool with a heat pump
- The side of the pool in glass
- Part of the roof in glass (along the entire length of the left and right stairs)
- Firepit by the pool
- Grill integrated into the side, vertical beams
- Alarm, cameras
- Wide entrance smart, pivot door
- Aluminum carpentry, blinds with sensors and remote control
- The land is completely fenced and landscaped
- Automatic irrigation of the garden
- Charger for electric vehicles
- 4 parking spaces

The price is 1,750,000 euros (price including VAT and furniture).  
Payment according to construction stages.

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.