

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11007
<b>Location :</b>	Poreč
<b>Building size :</b>	353 m2
<b>Lot size :</b>	997 m2
<b>Distance from center :</b>	23000 m
<b>Distance from sea :</b>	16000 m
<b>Distance from airport :</b>	40 km
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	6
<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>	2016

Price : 1.100.000 €

Luxury stone villa of superior design with swimming pool and panoramic sea view; it is located in a quiet location, 16 km from the sea and well-kept beaches, 23 km from Poreč, and 26 km from Rovinj. The total living area is 353 m<sup>2</sup>, spread over two fully air-conditioned floors. On the ground floor of the house there is a fully equipped spacious rustic kitchen with a dining room, a bedroom with a double bed and a bathroom, a toilet and a living room with a fireplace and an exit to a spacious covered terrace with another fireplace. On the first floor of the house there are three bedrooms, each with its own bathroom, two of which have access to covered balconies with a panoramic view of the landscape and the sea on the horizon. The exterior of the house consists of a carefully landscaped garden of 997 m<sup>2</sup>, a swimming pool of 50 m<sup>2</sup>, an outdoor shower, a toilet, a sun deck and a covered terrace with a fireplace. The house has built-in gas central heating, and cooling is done using an air conditioner. It was built in 2016, it is completely surrounded by a stone wall, and there is also a private parking lot for two cars in the yard. In the vicinity of the villa there is a sports area with rich content; two tennis courts, a multi-purpose court for basketball, volleyball and mini-football, two bowling alleys, outdoor fitness, a children's playground and a garden where the owners can pick organically grown vegetables. The price of this luxurious stone villa in central Istria is 1.100.000 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."

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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.