

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

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<b>Code :</b>	11210
<b>Location :</b>	Poreč
<b>Building size :</b>	136.31 m <sup>2</sup>
<b>Lot size :</b>	180 m <sup>2</sup>
<b>Distance from center :</b>	5000 m
<b>Distance from sea :</b>	4000 m
<b>Distance from airport :</b>	70 km
<b>Number of floors :</b>	2
<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>	A
<b>Year of construction :</b>	2024

Price : 550.000 €

Villa of modern design, will be located near Poreč, total living area of 136.31 m<sup>2</sup>, spread over two floors; ground floor and first floor. On the ground floor of 74.65 m<sup>2</sup> there will be an entrance hall and a wardrobe, a bathroom, a living room with glass walls and an exit to the terrace, then a kitchen and a dining room, also with glass walls and an exit to the terrace, and a storage room with an entrance from the outside of the house. The internal staircase will lead to the first floor of the house with an area of 61.66 m<sup>2</sup>, where there will be two bedrooms, a bathroom, and a spacious master bedroom with its own bathroom. All three rooms will have glass walls and access to the balcony with a wonderful view of the sea. The center of the meticulously landscaped garden will be a 30 m<sup>2</sup> swimming pool, as well as a relaxation area and sunbathing area. There will be a parking lot with two parking spaces in front of the house. The villa will be located in a quiet location, about 4 km from the sea and the beach, about 5 km from the city center, and about 6 km from the highway. In the immediate vicinity, there are all the necessary facilities for a comfortable everyday life. Additional features: underfloor heating, air conditioners in every room, preparation for solar panel installations. The planned start of construction is for 2024. 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

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commission in the amount of 3% + VAT of the total purchase price.