

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11173
<b>Location :</b>	Poreč
<b>Building size :</b>	126 m <sup>2</sup>
<b>Lot size :</b>	170 m <sup>2</sup>
<b>Distance from center :</b>	6000 m
<b>Distance from sea :</b>	6000 m
<b>Distance from airport :</b>	40 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>	Not specified
<b>Year of construction :</b>	2023

Price : 340.000 €

A new building with two residential units is for sale. These are two identical apartments, with a total living area of 126.40 m<sup>2</sup> per apartment, and each apartment is spread over three floors. On the ground floor there is a spacious living room, a kitchen with a dining room, and a storage room. On the first floor there are two bedrooms and one bathroom, while in the attic of the house there is another bedroom with a bathroom and a terrace with a view of the nature that surrounds the house. From the living room, through the glass walls, there is a view of the garden decorated with greenery, and from the living room there is access to the covered terrace. Air conditioners are installed in every room, and there is underfloor heating on all three floors. In the yard of the house there is also a summer kitchen with a barbecue. Two parking spaces. The price of one residential unit is 340,000 euros, and the whole house is 680,000 euros. For all other information, please 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.