

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

e-mail: [info@manuel-estate.hr](mailto:info@manuel-estate.hr)

web: [manuel-estate.hr](http://manuel-estate.hr)

info: +385 99 659 1550



<b>Code :</b>	10887
<b>Location :</b>	Poreč
<b>Building size :</b>	330 m <sup>2</sup>
<b>Lot size :</b>	1250 m <sup>2</sup>
<b>Distance from center :</b>	15000 m
<b>Distance from sea :</b>	15000 m
<b>Distance from airport :</b>	50 km
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	5
<b>Number of bathrooms :</b>	5
<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>	2012

Price : 880.000 €

Luxury villa for sale near the Istrian town of Sv. Lovreč, 330 m<sup>2</sup> with a garden of 1250 m<sup>2</sup>. The villa is spread over two floors, ground floor and first floor, and consists of a kitchen with dining area, large living room, five bedrooms and five bathrooms. A lot of sunlight reaches through the large glass rocks and there is a beautiful view of the pool and the garden. On the ground floor of the villa we have underfloor heating, and on the first floor there is central oil, also in each room there is air conditioning. It has a beautifully landscaped garden with an outdoor pool of 40 m<sup>2</sup>, sauna, jacuzzi for four people, fireplace and three parking spaces. It is located in a quiet location, near the Istrian town of Sv. Lovreč. In the immediate vicinity of the villa there is everything you need for a comfortable life, shop, restaurant, school. Price: 880,000 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.