

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

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<b>Code :</b>	11163
<b>Location :</b>	Poreč
<b>Building size :</b>	210 m <sup>2</sup>
<b>Lot size :</b>	768 m <sup>2</sup>
<b>Distance from center :</b>	4000 m
<b>Distance from sea :</b>	2500 m
<b>Distance from airport :</b>	38 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>	2021

Price : 750.000 €

A modern villa in a quiet area, located in the vicinity of Poreč, near St. Lovreča, has a wonderful view of the sea, total living area of 210 m<sup>2</sup> with a garden of 768 m<sup>2</sup>. It spreads over two floors; ground floor and first floor. On the ground floor there is a bedroom with a bathroom, toilet, storage room, laundry room, and a spacious open-space living area, which consists of a fully equipped kitchen, dining room and living room with a fireplace, glass walls and access to a large terrace overlooking the pool and sunbathing area. On the first floor there are three modernly equipped bedrooms with attached bathrooms. All three bedrooms have access to the terrace. In one of the bedrooms there is also a sauna for two people, while there is a jacuzzi on the terrace of the second room, which offers a view of the pool and nature.

Underfloor heating via solar panels has been installed throughout the house, and top-quality air conditioners are also installed in every room. In the meticulously arranged garden full of greenery, there is a swimming pool with an area of 11x5 m<sup>2</sup>, which has the possibility of heating the water, then a sunbathing area with an outdoor shower, a lounge area for relaxation, a covered terrace, and a grill area. There are two parking spaces in the yard. The sea and the Lim channel are 2 km away, Poreč is 12 km away, and Pula airport is 38 km away. The price of this modern villa is 750,000 euros. Due to its location, it is perfect for creating your new home or as a good opportunity and investment, and as additional income from touristic rental. For all other information, please contact us.

Note: If the buyer, after viewing (physical access/personal visit)

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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.