

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11236
<b>Location :</b>	Poreč
<b>Building size :</b>	77.54 m <sup>2</sup>
<b>Lot size :</b>	83.03 m <sup>2</sup>
<b>Distance from center :</b>	4700 m
<b>Distance from sea :</b>	800 m
<b>Distance from airport :</b>	63 km
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	1
<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>	2022

**Price :** 360.000 €

Modern row house (B3), near Poreč, total living area 77.54 m<sup>2</sup>. It is spread over two floors, ground floor and first floor. On the ground floor there is a kitchen + dining room with access to the garden, a toilet, a staircase and a storage room, and a living room with access to the terrace and garden. On the second floor there is: a staircase, a corridor, two bedrooms, a bathroom and a gallery. The heating and cooling of the rooms is done using top quality air conditioners. The outer part consists of a meticulously landscaped garden of 83.03 m<sup>2</sup>. There is one parking space in the yard. The residential complex of a total of 10 terraced houses is located near the sea, and only 4.7 km from the historic center of Poreč. The price of this house in a row of modern design is 360,000 euros (VAT and agency commission included in the price). Fully equipped with furniture and equipment for rent, with categorization for the provision of tourist accommodation services. 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 commission in the amount of 3% + VAT of the total purchase price.