

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

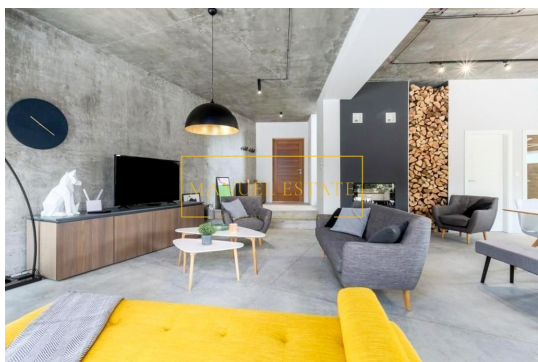
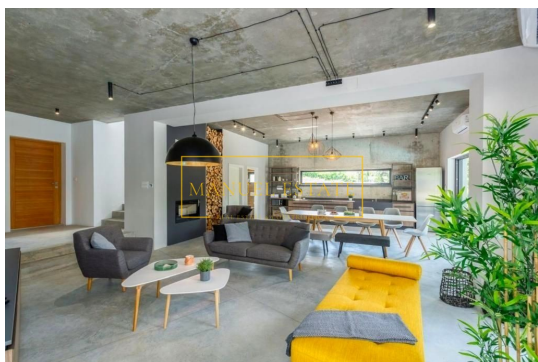
## MANUEL ESTATE

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<b>Code :</b>	10972
<b>Location :</b>	Poreč
<b>Building size :</b>	250 m2
<b>Lot size :</b>	783 m2
<b>Distance from center :</b>	13000 m
<b>Distance from sea :</b>	10000 m
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	4
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2019

Contemporary villa of modern design with a total living area of

250 m2 on a meticulously landscaped plot of 783 m2. It has two floors, the ground floor and the first floor with a gallery. The ground floor consists of a spacious living room with glass walls, a kitchen with a dining room designed according to the open space principle, a guest toilet, and a storage room. Upstairs there are three luxurious bedrooms decorated in a modern industrial style, each with its own luxurious bathroom and a gallery equipped as an additional sleeping space. Also, all three bedrooms have their own exit to the balcony, which offers a wonderful view of nature. The villa also has a "game room", a room for relaxation, a kind of playroom for the youngest, but also for the older ones. Top quality air conditioners have been installed throughout the entire building, and underfloor heating has been installed. In the beautifully landscaped garden there is a 40 m2 swimming pool with a sunbathing area and an outdoor shower, a covered terrace with a 30 m2 summer kitchen. The villa is completely fenced and has its own private parking lot. The villa is located in a quiet location, about 13 km from the historic center of Poreč, and about 10 km from the sea and well-kept beaches. There is also a store, village center, restaurant, playground and other facilities in the immediate vicinity. The price of this luxury villa is 800,000 euros. Feel free to contact us for any additional information.

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.