

MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

MANUEL ESTATE

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Code :	11037
Location :	Poreč
Building size :	260 m2
Lot size :	1000 m2
Distance from center :	15000 m
Distance from sea :	15000 m
Distance from airport :	40 km
Number of floors :	2
Number of bedrooms :	4
Number of bathrooms :	4
Parking :	Yes
Air conditioner :	Yes
Central heating :	Yes
Energy efficiency :	Not specified
Year of construction :	2014

Detached luxury villa in a quiet location, in Sveti Lovreč, 15 km from Poreč. Total living area 260 m2 on a plot of 1000 m2. It spreads over two floors; on the ground floor there is a bedroom with its own bathroom, toilet, wellness area (sauna and jacuzzi), a fully equipped kitchen with a dining room designed according to the open-space concept, and a spacious living room with a fireplace and access to a covered terrace with a summer kitchen and space for grilling. The upper floor consists of three bedrooms, three bathrooms, and a large uncovered L-shaped balcony with a view of nature. The outdoor part consists of a meticulously landscaped garden, a heated saltwater pool - 45 m2, a sunbathing area, an outdoor shower, a relaxation area, and a children's playground. There is also a private parking lot in the fenced yard. Additional features: underfloor and central heating, solar panels, fireplace, air conditioning. The house is equipped with the most modern furniture. It has a built-in alarm system. The villa offers complete privacy and peace, and is perfect as a new home or as a rental opportunity, and as an additional income. Price: 830,000 euros. 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.