

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11048
<b>Location :</b>	Poreč
<b>Building size :</b>	154 m2
<b>Lot size :</b>	680 m2
<b>Distance from center :</b>	16000 m
<b>Distance from sea :</b>	14000 m
<b>Distance from airport :</b>	62 km
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2023

Modern detached stone house in a quiet location, near Poreč, total living area of 154 m2 on a plot of 680 m2. The house has two floors; on the ground floor there is an entrance, toilet, bedroom with private bathroom and access to the terrace, kitchen + dining room and living room with glass walls and access to a spacious covered terrace (60 m2). There are two bedrooms on the first floor, each with its own bathroom and exit to the balcony. The house has a chimney, so there is a possibility of installing a fireplace. The center of the meticulously landscaped garden is a swimming pool (45 m2) with a sunbathing area. Two private parking spaces are provided in the fenced yard. In the immediate vicinity there is a shop, restaurants and all other facilities for a comfortable everyday life. The center of Poreč, the sea and the beaches are about a 10-minute drive away. The price of the house under construction is 470,000 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 a brokerage commission in the amount of 3% + VAT of the total purchase price.