

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

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<b>Code :</b>	11185
<b>Location :</b>	Poreč
<b>Building size :</b>	128 m2
<b>Lot size :</b>	96 m2
<b>Distance from center :</b>	1500 m
<b>Distance from sea :</b>	2000 m
<b>Distance from airport :</b>	60 km
<b>Number of floors :</b>	3
<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>	A+
<b>Year of construction :</b>	2023

Price : 394.000 €

Modern house in the vicinity of Poreč, total living area of 128 m2; row house will spread over three floors: ground floor, first floor and attic. The ground floor will consist of an entrance hall with a wardrobe, a guest toilet, a laundry room and a technical room, a kitchen, a dining room and a living room with a glass wall and access to the terrace and garden. The internal staircase will lead to the first floor of the house, where there will be two bedrooms, each with its own bathroom, one of which will also have a 6.25 m2 walk-in wardrobe. On the third floor of the house, in the attic, there will be another spacious bedroom, a master bedroom with its own bathroom and dressing room, and two terraces. Underfloor heating will be installed through the house using a heat pump, and top quality air conditioners will also be installed. Two private parking spots. During construction, the highest quality materials currently on the market will be used; the construction of the house has started, and the completion plan is for the end of 2024. The residential building with a total of five residential units will be located in an excellent location, near Poreč, about 1.5 km from the city center, and about 2 km from the sea and the first beaches. Due to its good location, quiet zone, and close proximity to all necessary facilities for a comfortable daily life, such as shops, restaurants, bank, school, post office - all these factors are favorable for buying your first home or as a good investment for tourist rental and additional income. The price of the house is 394,000 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."

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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.