

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

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<b>Code :</b>	11077
<b>Location :</b>	Poreč
<b>Building size :</b>	220 m2
<b>Lot size :</b>	774 m2
<b>Distance from center :</b>	10000 m
<b>Distance from sea :</b>	10000 m
<b>Distance from airport :</b>	65 km
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	4
<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 : 840.000 €

Luxury villa of modern design, spread over two floors, total net living area of

220 m2 with a meticulously landscaped garden of 774 m2. On the ground floor there is: hallway, kitchen and dining room, spacious living room with fireplace and glass walls, bedroom with bathroom, covered terrace, boiler room, pantry and laundry room. Upstairs there are three bedrooms, three bathrooms, a terrace with jacuzzi installations, and a wellness room with a shower where a sauna is provided. The terrace on the first floor offers a view of the sea. The house will have underfloor heating and a built-in heat pump. The center of the beautifully landscaped garden is a heated swimming pool (30 m2) with a sunbathing area and an outdoor shower. This contemporary villa is ideal as a new home, or as a holiday home, but also as a good investment for seasonal rental. It is located in a quiet location, approximately 10 km from the historic center of Poreč, and about 10 km from the sea and beaches. In the immediate vicinity there is a shop and all other necessary facilities for a more comfortable everyday life. The price of this luxury villa is 840,000 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

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