

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

e-mail: [info@manuel-estate.hr](mailto:info@manuel-estate.hr)

web: [manuel-estate.hr](http://manuel-estate.hr)

info: +385 99 659 1550



|                                |                   |
|--------------------------------|-------------------|
| <b>Code :</b>                  | 11176             |
| <b>Location :</b>              | Poreč             |
| <b>Building size :</b>         | 74 m <sup>2</sup> |
| <b>Distance from center :</b>  | 3000 m            |
| <b>Distance from sea :</b>     | 2000 m            |
| <b>Distance from airport :</b> | 65 km             |
| <b>Floor :</b>                 | 1                 |
| <b>Number of floors :</b>      | 1                 |
| <b>Number of bedrooms :</b>    | 2                 |
| <b>Number of bathrooms :</b>   | 2                 |
| <b>Parking :</b>               | Yes               |
| <b>Air conditioner :</b>       | Yes               |
| <b>Energy efficiency :</b>     | Not specified     |
| <b>Year of construction :</b>  | 2023              |

Price : 247.000 €

In a quiet place, only 3 km from the city of Poreč and only 2 km from the first beaches, there will be two buildings with a total of ten apartments. This fantastic two-bedroom family apartment will be located on the first floor; it will consist of a living room, dining room and kitchen that will be decorated according to the open space concept, then two bedrooms, a bathroom and a toilet. The living room and one bedroom will lead directly to the terrace. Its total area will be 74.40 m<sup>2</sup>. The apartment is heated via air conditioning and electric underfloor heating. Each apartment will have two parking spaces.

The apartments will be located on the edge of the construction zone, so they will provide future owners with additional privacy and a peaceful atmosphere. All the necessities of life, such as schools, kindergartens, shops, children's parks, playgrounds, tourist camps, restaurants, post office, bank, pharmacy, are located near the town. The planned completion of construction is for the summer of 2025. 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.