MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

MANUEL ESTATE
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Code :	11402
Lage :	Poreč
Wohnfläche :	88.16 m2
Gartenfläche :	80 m2
Entfernung vom Zentrum :	300 m
Entfernung vom Meer :	3500 m
Entfernung vom Flughafent :	65 km
Etage :	Erdgeschoss
Anzahl der Etagen :	1
Anzahl der Schlafzimmer :	3
Anzahl der Badezimmer :	1
Parkplatz :	Ja
Klimaanlage :	Ja
Energieeffizien :	Nicht bekannt
Baujahr :	2024

Preis : 282.112 €

A spacious ground floor apartment is for sale in a modern building with only 11 units, situated in the peaceful and attractive area of Tar, near Poreč. This ideal location is just a ten-minute drive from both the town of Poreč and Novigrad, providing quick access to all essential amenities while offering tranquility and privacy.

The apartment has a total area of 88.16 m² and consists of three bedrooms, one of which includes a private terrace, a spacious kitchen with a dining area and a bright living room, an additional terrace connected to the kitchen, a bathroom, and a separate toilet. The large, functional rooms provide ample space for comfortable family living, while a private garden of approximately 80 m² offers the opportunity to enjoy outdoor living in your own green oasis.

The apartment comes with two parking spaces. It features underfloor heating powered by electricity, ensuring an even and pleasant temperature throughout, and high-quality PVC Gealan 9000 triple-glazed windows, which enhance energy efficiency and comfort. The apartment is also pre-prepared for air conditioning installation, with the first phase of installation already completed.

The building is located in a quiet area, with completion of construction and move-in expected by July 1, 2025. This is a unique opportunity to purchase a modern apartment in a new development in one of the most sought-after areas of Istria, known for its quality of life, proximity to the sea, and easy access to urban amenities.

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For more information or to schedule a viewing, contact us today!

Hinweis: Wenn der Käufer nach Besichtigung (physischer Zugang/persönlicher Besuch) die betreffende Immobilie bei der Agentur "Manuel Estate d.o.o." die endgültige Kaufentscheidung getroffen und den Verkauf mit dem Eigentümer der Immobilie abgeschlossen hat, ist er verpflichtet, der Agentur eine Maklerprovision in Höhe von 3 % + MwSt. des Gesamtkaufpreises zu zahlen.