

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

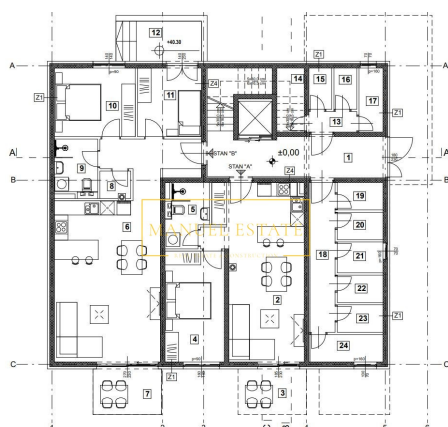
## MANUEL ESTATE

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|                                |               |
|--------------------------------|---------------|
| <b>Code :</b>                  | 11113         |
| <b>Location :</b>              | Poreč         |
| <b>Building size :</b>         | 70.42 m2      |
| <b>Garden size :</b>           | 13 m2         |
| <b>Distance from center :</b>  | 800 m         |
| <b>Distance from sea :</b>     | 1500 m        |
| <b>Distance from airport :</b> | 70 km         |
| <b>Floor :</b>                 | Ground floor  |
| <b>Number of floors :</b>      | 1             |
| <b>Number of bedrooms :</b>    | 2             |
| <b>Number of bathrooms :</b>   | 1             |
| <b>Parking :</b>               | Yes           |
| <b>Storage :</b>               | Yes           |
| <b>Air conditioner :</b>       | Yes           |
| <b>Elevator :</b>              | Yes           |
| <b>Energy efficiency :</b>     | Not specified |
| <b>Year of construction :</b>  | 2023          |

**Price :** 286.901 €

Two-room apartment (V2-B) located on the ground floor of a residential building under construction, near Poreč, Tar - Vabriga. Total living area of 70.42 m2. It consists of: entrance, hallway, two bedrooms, bathroom, pantry and living room; kitchen + dining room + living room with access to the terrace and garden.

Additional features: Built-in air conditioning, and underfloor heating in the bathroom. The apartment is located on the ground floor of a residential building with a total of 23 units. One parking space. The start of construction on 04/23, the construction completion plan is for 12/24. 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.