



## MANUEL ESTATE

**G. Martinuzzi 7, 52466 Novigrad**

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**info: +385 99 659 1550**

<b>Code :</b>	11115
<b>Location :</b>	Poreč
<b>Building size :</b>	152 m2
<b>Garden size :</b>	110 m2
<b>Distance from center :</b>	500 m
<b>Distance from sea :</b>	3000 m
<b>Distance from airport :</b>	70 km
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	2
<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>	Not specified
<b>Year of construction :</b>	2023
<b>Additional building potential :</b>	Yes

Price : 541.200 €

The apartment with an area of 152.13 m<sup>2</sup> (apartment 1, yellow on the floor plans) extends over two floors: the ground floor and the first floor. On the ground floor there is a hallway, a spacious living room with an open kitchen and dining room, one bedroom, a bathroom and a toilet. From the living room there is direct access to a beautiful covered terrace of 12.82 m<sup>2</sup> and an uncovered terrace of 54 m<sup>2</sup> and a swimming pool in the yard of 17.50 m<sup>2</sup>. The first floor is accessed by internal stairs. On the first floor, there are two more bedrooms, each with its own bathroom and access to a 10.60 m<sup>2</sup> balcony. The apartment also has a parking space and a storage room in the basement.

The residential building is provided with all communal infrastructure (road, city sewerage, electricity and water supply).

Turnkey purchase, property completely finished and ready to move in, without furniture. The planned completion of the works is the end of 2023. Agency commission is included in the price.

The building is located in a quiet neighborhood near all important facilities (restaurants, pharmacies, bakeries, shops, etc.), surrounded by nature and greenery, and is an ideal opportunity for all those looking for an attractive property near the sea, suitable for living and vacationing. and rental for tourist purposes.

Note: If the buyer, after viewing (physical access/personal visit)



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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 price.