

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11214
<b>Location :</b>	Poreč
<b>Building size :</b>	75.43 m <sup>2</sup>
<b>Garden size :</b>	200 m <sup>2</sup>
<b>Distance from center :</b>	1000 m
<b>Distance from sea :</b>	3000 m
<b>Distance from airport :</b>	65 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>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2024

Price : 264.000 €

Residential building with a total of eight residential units, spread over two floors; 4 apartments on the ground floor and 4 on the first floor. The building is located in a quiet location, 1 km from the center - Tar, and 7 km from Novigrad and Poreč. In the immediate vicinity there are all the necessary facilities for a comfortable daily life - shops, bank, school, restaurants. The sea and beaches are about 3 km away.

### GROUND FLOOR:

1. Apartment A1 – 76.06 m<sup>2</sup>, 2 bedrooms, bathroom, pantry, kitchen/dining room/living room (28.63), covered terrace (7.78 m<sup>2</sup>), garden 240 m<sup>2</sup> – price: €266,315
2. Apartment A2 – 76.56 m<sup>2</sup>, 2 bedrooms, bathroom, pantry, kitchen/dining room/living room (28.63), covered terrace (8.25 m<sup>2</sup>), garden 67 m<sup>2</sup> – price: €267,960
3. Apartment B1 – 75.43 m<sup>2</sup>, 2 bedrooms, bathroom, pantry, kitchen/dining room/living room (28.63), covered terrace (7.12 m<sup>2</sup>), garden 200 m<sup>2</sup> – price: €264,000
4. Apartment B2 – 76.56 m<sup>2</sup>, 2 bedrooms, bathroom, pantry, kitchen/dining room/living room (28.63), covered terrace (8.25 m<sup>2</sup>), garden 82 m<sup>2</sup> – price: €267,960

### FIRST FLOOR:

1. Apartment A3 – 77.35 m<sup>2</sup>, 2 bedrooms, bathroom, storage room, kitchen/dining room/living room (28.63), covered terrace (7.78 m<sup>2</sup>), and another storage room on the terrace

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- price: €270,725

2. Apartment A4 – 77.82 m2, 2 bedrooms, bathroom, storage room, kitchen/dining room/living room (28.63), covered terrace (8.25 m2), and another storage room on the terrace

- price: €272,370

3. Apartment B3 – 76.69 m2, 2 bedrooms, bathroom, storage, kitchen/dining room/living room (28.63), covered terrace (8.25 m2), and another storage room on the terrace

- price: €268,415

4. Apartment B4 – 77.82 m2, 2 bedrooms, bathroom, storage room, kitchen/dining room/living room (28.63), covered terrace (7.12 m2), and another storage room on the terrace

- price: €272,370

Each apartment will have 2 parking spaces.

Start of construction: 1/2024. Completion of construction: 12/2024.

The apartments are sold unfurnished, according to the "turnkey" principle.

Price: €3,500/m2

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 price.