

|                         |               |
|-------------------------|---------------|
| Code :                  | 11225         |
| Location :              | Poreč         |
| Building size :         | 75.43 m2      |
| Garden size :           | 200 m2        |
| Distance from center :  | 1000 m        |
| Distance from sea :     | 3000 m        |
| Distance from airport : | 65 km         |
| Floor :                 | Ground floor  |
| Number of floors :      | 1             |
| Number of bedrooms :    | 2             |
| Number of bathrooms :   | 1             |
| Parking :               | Yes           |
| Storage :               | Yes           |
| Air conditioner :       | Yes           |
| Energy efficiency :     | Not specified |
| Year of construction :  | 2024          |

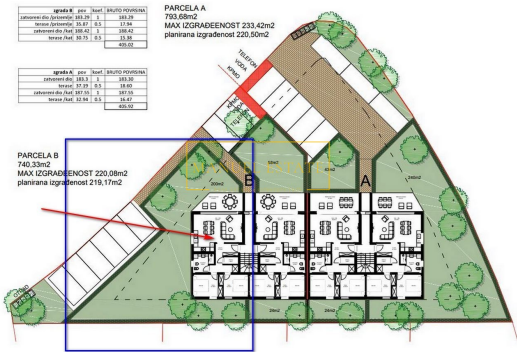
|         |           |
|---------|-----------|
| Price : | 264.000 € |
|---------|-----------|

The apartment on the ground floor (B1) with a total living area of 75.43 m2 will consist of an entrance hall, storage room, two bedrooms, bathroom, kitchen + dining room + living room arranged according to the open-space principle; the living room will have glass walls, and access to a covered terrace and a spacious garden of 240 m2. Heating/cooling with air conditioning. Anti-burglary and fire-resistant entrance doors. Equipped bathroom with sanitary facilities. It is sold unfurnished. Two parking spaces.

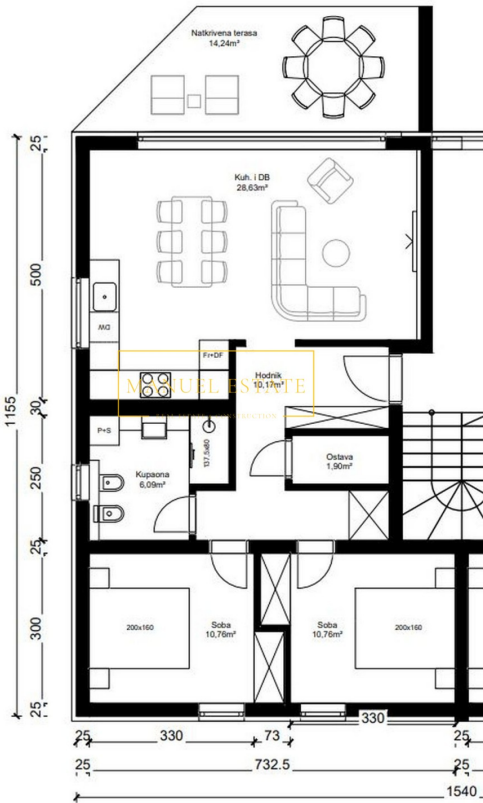
Two-room apartment located in a residential building with a total of eight apartments. It will be located in a quiet location, surrounded by nature, approximately 1 km from the center of Tar, about 7 km from Novigrad and Poreč, and about 3 km from the sea and the first beaches. All the necessary facilities such as shops, banks, post offices, schools, restaurants are located in the immediate vicinity. Due to its location, the apartment is perfect as a new home, a vacation spot or as a good opportunity and investment for a tourist rental.

Start of construction 01/2024, completion 12/2024.  
Price: EUR 3,500/m2 - EUR 264,000  
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



Stan B1



|   | Prostorija        | Površina | koef | Netto |
|---|-------------------|----------|------|-------|
| 1 | Kuh. I DB         | 28.63    | 1    | 28.63 |
| 2 | Hodnik            | 10.17    | 1    | 10.17 |
| 3 | Ostava            | 1.9      | 1    | 1.9   |
| 4 | Kupaona           | 6.09     | 1    | 6.09  |
| 5 | Soba              | 10.76    | 1    | 10.76 |
| 6 | Soba              | 10.76    | 1    | 10.76 |
|   | Ukupno            | 68.31    |      | 68.31 |
| 7 | Natkrivena terasa | 14.24    | 0.5  | 7.12  |
|   | Ukupno            | 14.24    |      | 7.12  |
|   | STAN B1 sveukupno | 82.55    |      | 75.43 |



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brokerage commission in the amount of 3% + VAT of the total purchase price.