

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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|                                |               |
|--------------------------------|---------------|
| <b>Code :</b>                  | 11285         |
| <b>Location :</b>              | Poreč         |
| <b>Building size :</b>         | 54 m2         |
| <b>Garden size :</b>           | 360 m2        |
| <b>Distance from center :</b>  | 9000 m        |
| <b>Distance from sea :</b>     | 9000 m        |
| <b>Distance from airport :</b> | 48 km         |
| <b>Floor :</b>                 | Ground floor  |
| <b>Number of bedrooms :</b>    | 1             |
| <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 :** 190.000 €

We are pleased to offer an excellent ground floor apartment with a spacious garden, located in a peaceful area just 9 km from the center of Poreč and its beautiful beaches. This property provides the perfect balance between a tranquil environment and proximity to all essential amenities.

The apartment is situated on the ground floor of a building with a total of five residential units, ensuring privacy and peace. The apartment has a total area of 54 m<sup>2</sup>, of which 50.42 m<sup>2</sup> is living space, and 3.58 m<sup>2</sup> is an associated storage room. The apartment consists of an entrance hall, an open kitchen, a dining area, and a living room with access to the terrace, one bedroom, and a bathroom. This design offers a bright and spacious living area, perfect for relaxation and family gatherings.

A special feature of this property is the garden of 360 m<sup>2</sup>, ideal for outdoor activities, gardening, or simply enjoying the fresh air. The apartment also includes two parking spaces in front of the building, ensuring convenience and ease of parking.

The apartment is equipped with internal installations for telephone, terrestrial, and satellite antenna connections, available in the living room and bedrooms. Heating and cooling are provided via air conditioning, while the bathroom features electric underfloor heating, offering an additional level of comfort throughout the year.

The building is constructed from high-quality materials and equipped with complete communal infrastructure. The location



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offers quick and easy access to shops, restaurants, schools, and kindergartens, which are just a few minutes' drive away. The proximity to major roads ensures excellent connectivity with Poreč and the rest of Istria.

The apartment is sold on a "turnkey" basis, ready for immediate occupancy. Don't miss the opportunity for an ideal home or investment in a peaceful setting near Poreč!

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.