MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

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Code :	11286
Location :	Poreč
Building size :	69.75 m2
Garden size :	280 m2
Distance from center :	9000 m
Distance from sea :	9000 m
Distance from airport :	48 km
Floor :	Ground floor
Number of bedrooms :	2
Number of bathrooms :	1
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Energy efficiency :	Not specified
Year of construction :	2024

An excellent ground floor apartment with a garden is for sale, located in a peaceful area near Poreč, just 9 km from the town and the sea. This property offers a perfect blend of tranquility and proximity to all essential amenities, making it ideal for family life or a holiday retreat.

The apartment is situated on the ground floor of a building with a total of five residential units, ensuring privacy and a pleasant living environment. The total area of the apartment is 69.75 m², with 66.17 m² of living space and 3.58 m² allocated to a practical storage room. The interior of the apartment includes an entrance hallway, a modern kitchen, a dining area, and an open-plan living room with access to the terrace. This layout provides a spacious and bright area, perfect for family gatherings and relaxation. The apartment features two comfortable bedrooms and a modern bathroom.

A special feature of this property is the spacious yard of 280 m², offering plenty of space for outdoor activities, gardening, or simply enjoying the outdoors. Two parking spaces in front of the building further enhance the practicality and comfort of living.

Each residential unit is equipped with internal installations for telephone, terrestrial, and satellite antenna connections, available in the living room and bedrooms. Air conditioning ensures heating and cooling, while the bathroom is equipped with electric underfloor heating, providing a high level of comfort and energy efficiency throughout the year.

The building is constructed from high-quality building materials and is fully equipped with communal infrastructure. The apartment's location provides quick and easy access to all

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necessary amenities for everyday life, including shops, restaurants, a school, and a kindergarten, all just a few minutes' drive away. Proximity to major roads ensures excellent connectivity with Poreč and the rest of Istria.

The apartment is sold on a "turnkey". Take advantage of this unique opportunity and secure your dream home in the beautiful surroundings 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.