

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11287
<b>Location :</b>	Poreč
<b>Building size :</b>	69 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>	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 : 222.000 €

For sale is an excellent two-bedroom apartment located on the first floor of a building in a quiet area near Poreč. This property is just 9 kilometers from the city and the sea, offering the perfect balance between a peaceful lifestyle and proximity to essential amenities. The apartment is situated in a building with only five residential units, ensuring privacy and a tranquil living environment.

The apartment has a total area of 69.38 m<sup>2</sup>, with a usable area of 65.60 m<sup>2</sup> and a storage room of 3.78 m<sup>2</sup>. It comprises an entrance hall, kitchen, dining area, and a spacious open-plan living room that leads to a terrace. The terrace is an ideal spot for relaxing and enjoying the fresh air. The apartment features two comfortable bedrooms and one bathroom.

The building is constructed with high-quality materials. Each unit is equipped with internal installations for telephone, terrestrial, and satellite TV connections in the living room and bedrooms. Heating and cooling are provided by air conditioning units, while the bathroom includes electric underfloor heating to ensure year-round comfort.

The apartment comes with two parking spaces in front of the building, adding extra convenience for residents. All necessary amenities, including shops, restaurants, schools, and kindergartens, are just a few minutes' drive away. The location provides quick access to all essential services while offering a peaceful environment to enjoy nature.

This property is sold on a "turnkey" basis, allowing for a smooth



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and hassle-free transition to your new home.

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.