

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

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<b>Code :</b>	11288
<b>Location :</b>	Poreč
<b>Building size :</b>	68 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 :** 220.000 €

We are pleased to offer an excellent opportunity to purchase a two-bedroom apartment located on the first floor of a building in a tranquil neighborhood near Poreč. This attractive property is just 9 kilometers from Poreč and the sea, providing an ideal balance between peaceful living and proximity to essential amenities.

The apartment is situated in a building with only five residential units, ensuring privacy and a serene living environment. The total area of the apartment is 68.66 m<sup>2</sup>, with a usable area of 64.88 m<sup>2</sup>, and an additional 3.78 m<sup>2</sup> storage room. The apartment features an entrance hallway, kitchen, dining area, and a spacious open-plan living room with access to a terrace, perfect for relaxing and enjoying the fresh air. It also includes two comfortable bedrooms and one bathroom.

The building is constructed from high-quality materials, and each residential unit is equipped with internal installations for telephone connections, terrestrial and satellite antennas in the living room and bedrooms. Heating and cooling are provided by air conditioning units, while the bathroom features electric underfloor heating to ensure a comfortable temperature year-round.

The property includes two parking spaces in front of the building, adding extra convenience for residents. All necessary amenities for daily life, including shops, restaurants, schools, and kindergartens, are just a few minutes' drive away. The location offers quick and easy access to essential services while providing a peaceful setting for relaxation and enjoyment of nature.

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This property is offered for sale on a "turnkey" basis.

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.