

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

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<b>Code :</b>	11289
<b>Location :</b>	Poreč
<b>Building size :</b>	113.42 m <sup>2</sup>
<b>Distance from center :</b>	9000 m
<b>Distance from sea :</b>	9000 m
<b>Distance from airport :</b>	48 km
<b>Floor :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	2
<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 :** 340.000 €

For Sale: Spacious Apartment on the Second Floor with an Area of 113.42 m<sup>2</sup>

This apartment includes 109.64 m<sup>2</sup> of living space and a 3.78 m<sup>2</sup> storage room. It features three bedrooms and two modern bathrooms. The open-plan layout includes a spacious living room, kitchen, and dining area, all of which have access to a terrace, providing ample natural light. The apartment also has a storage room for added functionality.

The floors in the apartment are covered with high-quality ceramic tiles, while the bedrooms have laminate flooring. The walls in the bathrooms and kitchen are tiled with ceramic tiles. The entrance doors are anti-burglar and fire-resistant, and the internal doors are solid and veneered.

Each residential unit is equipped with internal installations for telephone connections, terrestrial, and satellite TV antennas in the living room and bedrooms. Heating and cooling are provided by air conditioning units in the living room and bedrooms, and the bathrooms feature underfloor heating with a thermostat.

The apartment is located 9 kilometers from the center of Poreč. Nearby, you will find beaches, schools, a new kindergarten, and shops. It is situated in a quiet neighborhood, ideal for a family who wants to be close to the city while enjoying the tranquility and nature.

Note: If the buyer, after viewing (physical access/personal visit) the property in question with the agency "Manuel Estate d.o.o."

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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.