

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11290
<b>Location :</b>	Poreč
<b>Building size :</b>	69.22 m <sup>2</sup>
<b>Garden size :</b>	200 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>	Ground floor
<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 :** 230.000 €

An excellent ground-floor apartment with a garden is for sale, located in a peaceful area just 9 km from Poreč and the sea. This property offers an ideal combination of tranquility and proximity to all essential amenities. The apartment is situated on the ground floor of a building with only five residential units, ensuring privacy and a quiet living environment.

The apartment has a total area of 69.22 m<sup>2</sup>, with 65.97 m<sup>2</sup> of usable space and a 3.25 m<sup>2</sup> storage room. It consists of an entrance hallway, a kitchen, a dining area, and an open-plan living room with access to the terrace. This layout provides a spacious and bright living area, perfect for family gatherings and relaxation. The apartment has two bedrooms, one of which has its own terrace, and a modern bathroom.

A special feature of this property is the spacious garden of 200 m<sup>2</sup>, offering ample space for outdoor activities, gardening, or simply enjoying the outdoors. The apartment comes with two parking spaces in front of the building, ensuring convenient parking.

Each residential unit is equipped with internal installations for telephone, terrestrial, and satellite antenna connections, available in the living room and bedrooms. Heating and cooling are provided by air conditioning, while the bathroom features electric underfloor heating, ensuring a high level of comfort and energy efficiency throughout the year.

The building is constructed with high-quality materials and is

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equipped with complete communal infrastructure. The location of the apartment provides quick and easy access to all necessary amenities for daily life, including shops, restaurants, a school, and a kindergarten, which are just a few minutes' drive away. Proximity to main roads ensures excellent connectivity with Poreč and other parts of Istria.

The apartment is sold on a "turnkey" basis.

For additional information and to arrange a viewing, please feel free to contact us.

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.