

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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|                                |                      |
|--------------------------------|----------------------|
| <b>Code :</b>                  | 11291                |
| <b>Location :</b>              | Poreč                |
| <b>Building size :</b>         | 65.70 m <sup>2</sup> |
| <b>Garden size :</b>           | 400 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 :** 250.000 €

We are pleased to present an exceptional ground-floor apartment with a garden, located in a peaceful area close to Poreč. This property offers the perfect blend of tranquility and proximity to essential amenities, just 9 km from Poreč and the sea.

The apartment is situated in a building with five residential units, ensuring privacy and a serene living environment. The total area of the apartment is 65.70 m<sup>2</sup>, including 62.45 m<sup>2</sup> of usable space and a storage area of 3.25 m<sup>2</sup>. The layout features an entry hallway, kitchen, dining area, and an open-plan living room with access to a terrace, providing a spacious and bright area ideal for family gatherings. The apartment includes two bedrooms and a modern bathroom.

A key feature of this property is the generous garden of 400 m<sup>2</sup>, offering ample space for outdoor activities, gardening, or simply enjoying the open air. The apartment also includes two parking spaces in front of the building, adding convenience.

The apartment is equipped with all necessary installations for telephone, terrestrial, and satellite TV, available in the living room and bedrooms. Heating and cooling are provided by air conditioning units, while the bathroom features electric underfloor heating, ensuring high comfort and energy efficiency throughout the year.

The building is constructed from high-quality materials and is fully equipped with essential communal infrastructure. The location offers quick and easy access to shops, restaurants,

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schools, and kindergartens, all just a few minutes' drive away. Proximity to major roads ensures excellent connectivity to Poreč and the rest of Istria.

The apartment is offered "turnkey." Take advantage of this opportunity and make your dream of a comfortable and peaceful life near Poreč a reality!

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.