

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

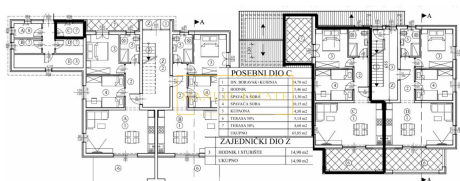
## MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

e-mail: [info@manuel-estate.hr](mailto:info@manuel-estate.hr)

web: [manuel-estate.hr](http://manuel-estate.hr)

info: +385 99 659 1550



<b>Code :</b>	11292
<b>Location :</b>	Poreč
<b>Building size :</b>	69.10 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>	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 :** 215.000 €



For sale is a beautiful apartment located in the vicinity of Poreč, situated in a very quiet area while still offering quick access to all essential amenities such as schools, kindergartens, and shops. This property, available as a "turnkey" project, features a total area of 69.10 m<sup>2</sup>, with a living space of 65.85 m<sup>2</sup> and an additional 3.25 m<sup>2</sup> for storage. The apartment includes two bedrooms, one bathroom, and an open-plan kitchen, living room, and dining area. The living room opens onto a terrace that provides plenty of natural light, while the second terrace is accessible from the large bedroom, offering privacy and an ideal spot for relaxation. The apartment is finished with ceramic tiles on the floors, and the bathroom and kitchen walls are also tiled. The entrance doors are anti-burglary and fire-resistant, and the internal installations include connections for telephone, terrestrial, and satellite antennas. Heating and cooling are provided by air conditioning units in the living room and bedrooms, while the bathroom features underfloor heating. This apartment offers the perfect blend of comfort and functionality, making it ideal for a family or as an investment.

For more information and to schedule 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.