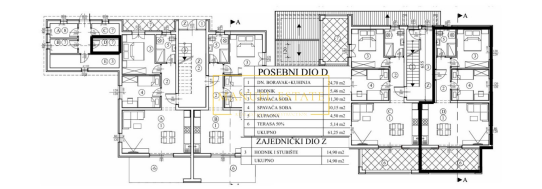
MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

MANUEL ESTATE
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Code :	11293
Location :	Poreč
Building size :	64.50 m2
Distance from center :	9000 m
Distance from sea :	9000 m
Distance from airport :	48 km
Floor :	1
Number of bedrooms :	2
Number of bathrooms :	1
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Energy efficiency :	Not specified
Year of construction :	2024

We are pleased to present an exceptional apartment with two bedrooms, located on the first floor of a building in a tranquil area near Poreč. This property is situated just 9 kilometers from the city of Poreč and the sea, offering the perfect blend of peaceful living with close proximity to essential amenities. The apartment is in a building with only five residential units, ensuring privacy and a pleasant living environment.

The total area of the apartment is 64.50 m², including a usable area of 61.25 m² and a storage room of 3.25 m². The apartment features an entrance hall, kitchen, dining area, and a spacious open-plan living room with access to a terrace. The terrace is an ideal spot for relaxation and enjoying fresh air. Additionally, the apartment offers two comfortable bedrooms and one bathroom.

The building is constructed with 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. The apartment is cooled and heated by air conditioning units, and the bathroom features electric underfloor heating, ensuring a comfortable temperature throughout the year.

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

This property is sold on a "turnkey" basis.

Note: If the buyer, after viewing (physical access/personal visit)

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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.