

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11294
<b>Location :</b>	Poreč
<b>Building size :</b>	130.12 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 : 400.000 €

Located just 9 kilometers from the town of Poreč and the sea, we offer you an exceptional apartment with 3 bedrooms situated on the second floor of a building with five residential units. This apartment provides a peaceful and intimate environment, ideal for family life or vacation.

The total area of the apartment is 130.12 m<sup>2</sup>, with a usable area of 122.56 m<sup>2</sup>, and a storage room of 7.56 m<sup>2</sup>. The apartment consists of a spacious entrance hall, a modern kitchen, a dining area, and an open-concept living room, which leads to a large terrace. It has three comfortable bedrooms, with one also having access to the terrace, offering additional space to enjoy the fresh air. Two modern bathrooms provide extra comfort for the residents.

The apartment is built with high-quality materials and is equipped with internal installations for telephone, terrestrial, and satellite antennas in the living room and bedrooms. Heating is provided by air conditioning units, while the bathrooms have electric underfloor heating, ensuring a pleasant temperature throughout the year.

The apartment also comes with two parking spaces in front of the building, offering additional convenience for residents and their guests. All necessary amenities for everyday life are just a few minutes' drive away, including shops, restaurants, schools, and kindergartens, making this location extremely practical.

The property is sold turnkey, with all floors covered in ceramic tiles, while the bedrooms are fitted with laminate flooring. The



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bathroom and kitchen walls are covered in ceramic tiles. The entrance door is a security and fire-resistant door, while the interior doors are solid and veneered.

For more information or to schedule a viewing, please feel free to contact us. This apartment offers everything you need for a comfortable and high-quality life near the beautiful town of Poreč.v

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.