



MANUEL ESTATE
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Code :	11295
Location :	Poreč
Building size :	52 m2
Garden size :	140 m2
Distance from center :	9000 m
Distance from sea :	9000 m
Distance from airport :	48 km
Floor :	Ground floor
Number of bedrooms :	1
Number of bathrooms :	1
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Energy efficiency :	Not specified
Year of construction :	2024

We offer you an exceptional ground-floor apartment located in a peaceful neighborhood, just 9 km from Poreč and the coast. This property perfectly combines a serene environment with proximity to all essential amenities, making it ideal for family living or as an investment in tourist rental.

The apartment is situated in a building with only five residential units, ensuring an intimate and quiet atmosphere. The apartment spans 48.00 m², with rooms functionally arranged for maximum comfort. It comprises an entrance hallway, a kitchen, a dining area, and an open-plan living room with access to a covered terrace. There is also a spacious bedroom and a modern bathroom.

A significant advantage of this property is the attached garden of 140 m², which offers numerous opportunities for outdoor activities, gardening, or simply enjoying the fresh air. The apartment also includes a storage room of 3.96 m² and a parking space in front of the building, further enhancing convenience and comfort.

The building is equipped with all necessary installations for telephone, terrestrial, and satellite TV, available in the living room and bedrooms. Heating is provided by air conditioning units, and the bathroom will feature electric underfloor heating to ensure a comfortable temperature year-round.

The apartment is close to all key amenities such as shops, restaurants, schools, and kindergartens, all just a few minutes' drive away. The proximity to major roadways allows excellent connectivity to Poreč and other parts of Istria.

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REAL ESTATE & CONSTRUCTION

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The property is sold "turnkey" with all standard interior finishes. Floors are covered with ceramic tiles, and rooms are fitted with laminate. Walls in the bathroom and kitchen are covered with ceramic tiles.

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.