

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11296
<b>Location :</b>	Poreč
<b>Building size :</b>	68.22 m <sup>2</sup>
<b>Garden size :</b>	190 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

For sale is an outstanding ground-floor apartment located in a tranquil neighborhood near Poreč, just 9 km from the town and the coast. This property offers the perfect blend of a peaceful environment and proximity to essential amenities, making it ideal for family living or as an investment for tourist rentals.

The apartment is situated in a building with five residential units, ensuring privacy and tranquility. It has a total area of 61.52 m<sup>2</sup>, with a thoughtfully designed layout to make the most of every space. The apartment comprises an entrance hall, kitchen, dining area, and an open-plan living room with access to a covered terrace. It also includes two bedrooms and a modern bathroom.

One of the main advantages of this property is the accompanying garden of 190 m<sup>2</sup>, providing ample space for outdoor activities, gardening, or relaxation. The price of the apartment includes a storage room of 6.70 m<sup>2</sup> and one parking space in front of the building, adding to its practicality 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, while the bathroom will feature electric underfloor heating, ensuring a comfortable temperature throughout the year.

The apartment's location allows for quick and easy access to all essential daily amenities, including shops, restaurants, schools, and a kindergarden, all just a few minutes' drive away. The proximity to major roads ensures excellent connectivity to Poreč and other parts of Istria.

The apartment is being sold as a "turnkey" property, with the

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planned completion of work expected by the end of 2025.

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.