

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11297
<b>Location :</b>	Poreč
<b>Building size :</b>	57.74 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>	1
<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 :** 180.000 €

On the first floor of a building in a tranquil neighborhood, just 9 km from Poreč and the sea, an attractive one-bedroom apartment is available for sale. The building, consisting of five residential units, ensures privacy and a peaceful living environment.

The apartment, with a total area of 57.74 m<sup>2</sup>, includes 51.04 m<sup>2</sup> of usable living space and an additional storage area of 6.70 m<sup>2</sup>. The thoughtfully designed interior offers maximum functionality and comfort. Upon entering, you are greeted by a spacious hallway leading to the kitchen, dining area, and an open-plan living room. The living room opens onto a terrace, providing a perfect spot for relaxation and enjoying the fresh air. The apartment also features a comfortable bedroom and a modern bathroom.

An added benefit of this property is the parking space located in front of the building. Each residential unit is equipped with internal connections for telephone, terrestrial, and satellite antennas, available in both the living room and bedroom. Air conditioning units provide heating and cooling, while electric underfloor heating in the bathroom ensures a pleasant temperature throughout the year.

The building is constructed from high-quality materials and comes with complete municipal infrastructure. The apartment's location allows easy access to all essential amenities for daily life, including shops, restaurants, schools, and kindergartens, all just a few minutes' drive away. Proximity to major roads ensures excellent connectivity to Poreč and the rest of Istria.

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The apartment is being sold on a "turnkey" basis, with construction expected to be completed 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.