

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11298
<b>Location :</b>	Poreč
<b>Building size :</b>	71.09 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>	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

Price : 230.000 €

Located on the first floor of a building in a tranquil neighborhood just 9 km from Poreč and the coast, this wonderful two-bedroom apartment is now available for sale. Situated in a building with only five residential units, it offers a comfortable and private living environment.

The apartment spans a total area of 71.09 m<sup>2</sup>, including a usable area of 64.56 m<sup>2</sup> and a storage room of 6.53 m<sup>2</sup>. The interior has been thoughtfully designed to maximize functionality and comfort. Upon entering the apartment, you are greeted by a spacious hallway that leads to the kitchen, dining area, and open-plan living room. The living room opens onto a terrace, providing an ideal space for relaxation and enjoying the fresh air. The apartment also features two cozy bedrooms and a modern bathroom.

One parking space in front of the building is included, adding convenience for the future owner. The interior is equipped with installations for telephone, terrestrial, and satellite antennas, available in the living room and bedrooms. Heating and cooling are provided by air conditioning units, while the bathroom is fitted with electric underfloor heating for a comfortable temperature year-round.

The building is constructed from high-quality materials and comes with complete utility infrastructure. The apartment's location offers quick access to all essential amenities, including shops, restaurants, schools, and kindergartens, all just a few minutes' drive away. Proximity to major roads ensures excellent connectivity with Poreč and other parts of Istria.

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The apartment is offered for sale on a "turnkey" basis.

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.