

MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

MANUEL ESTATE

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| | |
|--------------------------------|-----------------------|
| Code : | 11299 |
| Location : | Poreč |
| Building size : | 158.68 m ² |
| Distance from center : | 9000 m |
| Distance from sea : | 9000 m |
| Distance from airport : | 48 km |
| Floor : | 2 |
| Number of bedrooms : | 3 |
| Number of bathrooms : | 2 |
| Parking : | Yes |
| Storage : | Yes |
| Air conditioner : | Yes |
| Energy efficiency : | Not specified |
| Year of construction : | 2024 |

Price : 460.000 €

An exceptional apartment with three bedrooms is available for sale, located on the second floor in a tranquil neighborhood near Poreč, just 9 km from the city and the coast. The apartment is situated in a building with only five residential units, ensuring privacy and a peaceful living environment.

The apartment covers a total area of 158.68 m², including 112.14 m² of usable living space and an additional 8.34 m² for storage. The interior has been meticulously designed for maximum functionality and comfort. The layout features a spacious entrance hallway leading to the kitchen, dining area, and an open-plan living room. From the living room, you can access a terrace ideal for relaxation and enjoying the outdoors. The apartment includes three comfortable bedrooms, two modern bathrooms, with the master bedroom having access to the terrace. Additionally, one smaller bedroom has its own terrace, offering extra privacy and a perfect spot for rest.

The apartment is equipped with internal connections for telephone, terrestrial, and satellite TV, available in the living room and all bedrooms. Heating and cooling are provided by air conditioning units, and electric underfloor heating is installed in the bathrooms, ensuring a pleasant temperature throughout the year.

The building is constructed from high-quality materials and is equipped with all necessary utilities. The location offers quick and easy access to essential amenities such as shops, restaurants, schools, and kindergartens, all just a few minutes' drive away. Proximity to main roads provides excellent connectivity to Poreč



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and other parts of Istria.

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.