

MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

e-mail: info@manuel-estate.hr

web: manuel-estate.hr

info: +385 99 659 1550



Code :	11313
Location :	Poreč
Building size :	90 m2
Garden size :	160 m2
Distance from center :	2000 m
Distance from sea :	500 m
Distance from airport :	60 km
Floor :	Ground floor
Number of bedrooms :	3
Number of bathrooms :	1
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Energy efficiency :	Not specified
Year of construction :	2023

Price : 312.000 €

In a picturesque Istrian fishing village, known for its premium olive oil and stunning landscapes, a modern ground-floor apartment with a private garden is now available. Spanning 94 m², this apartment is ideal for comfortable and functional living, featuring spacious and bright rooms that create a warm and inviting atmosphere.

Upon entering the apartment, on the left side, there is a practical space perfect for a built-in wardrobe for shoes and coats, while on the right side, you'll find a guest WC. The hallway leads into a spacious open-plan living room, dining area, and kitchen, naturally illuminated by large glass walls. From the living room, a corridor leads to three spacious bedrooms and the main bathroom, ensuring an optimal layout for family living.

The apartment also includes its own storage room, located on the same floor next to the apartment's entrance, offering additional privacy and convenience as there is only one apartment per floor.

The 160 m² garden, belonging to the apartment, offers numerous possibilities—from installing a pool to creating a private garden or an outdoor space for relaxation and entertaining.

The modern building consists of only four apartments, each with electric underfloor heating and air conditioning for year-round comfort. The nearest beaches are just 500 meters away, and the center of Poreč, with its rich array of amenities and beautiful beaches, is only 7 km away.

MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

e-mail: info@manuel-estate.hr

web: manuel-estate.hr

info: +385 99 659 1550

This property is an excellent opportunity for peaceful family living in one of the most desirable parts of Istria, close to the sea and natural beauty. Don't miss the chance to invest in this beautiful apartment!

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.