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 :	11316
Location :	Poreč
Building size :	94 m2
Distance from center :	2000 m
Distance from sea :	500 m
Distance from airport :	60 km
Floor :	1
Number of bedrooms :	3
Number of bathrooms :	1
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Energy efficiency :	Not specified
Year of construction :	2023

Price : 323.700 €

We present an exceptional opportunity to purchase a comfortable apartment located on the first floor of a modern building in a tranquil part of the neighborhood, just 500 meters from nearby beaches and close to a forest. This spacious 94 m² apartment offers the perfect blend of comfort and contemporary construction with an emphasis on the natural beauty of the surroundings. The apartment consists of an entrance hallway, a large open-plan space that includes the kitchen, dining area, and living room, with access to a generous covered terrace offering beautiful views of the green areas and forest.

A staircase leads to an exceptionally large rooftop terrace of 90 m², providing spectacular views of the surrounding natural landscape and offering numerous possibilities for additional features, such as an outdoor kitchen or a relaxation area to enjoy the warm summer days. The apartment includes three spacious bedrooms, a bathroom, a WC, and an additional storage room located outside the entrance door. Underfloor heating is installed throughout the apartment, and a climate control unit in the living room ensures a comfortable temperature year-round.

The apartment also comes with one parking space. The building contains only four residential units, ensuring additional privacy and exclusivity. The area is predominantly surrounded by luxury villas and new buildings, with all essential amenities for daily life nearby. The center of Poreč, with its rich offerings and beautiful beaches, is just 7 km away, while the nearest beaches are only 500 meters from the property. This property presents an excellent opportunity for a high-quality family life in a peaceful and green environment close to the sea.

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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.