MANUEL ESTATE

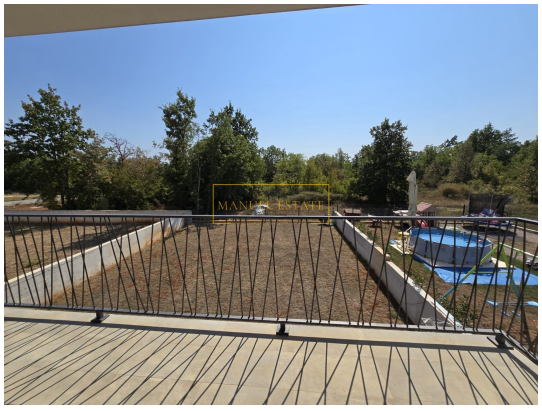
REAL ESTATE & CONSTRUCTION

MANUEL ESTATE
G. Martinuzzi 7, 52466 Novigrad
e-mail: info@manuel-estate.hr
web: manuel-estate.hr
info: +385 99 659 1550









Code :	11321
Location :	Poreč
Building size :	69 m2
Distance from center :	10000 m
Distance from sea :	10000 m
Distance from airport :	45 km
Floor :	1
Number of bedrooms :	2
Number of bathrooms :	1
Parking :	Yes
Air conditioner :	Yes
Energy efficiency :	Not specified
Year of construction :	2023

Price : 200.000 €

For Sale: Two-Bedroom Apartment in a peaceful suburb of Poreč, located on the first floor of a residential building with a total of five apartments. The apartment is situated just 10 km from the city center and beaches, offering the perfect balance between a natural setting and proximity to all essential amenities.

The 69 m² apartment consists of a living room, dining area, kitchen, two bedrooms, and a bathroom. A special feature of this apartment is a covered terrace, ideal for relaxation. Heating and cooling are provided by air conditioning, with additional comfort from electric underfloor heating during the colder months.

The apartment also comes with one parking space in front of the building. It is sold unfurnished, giving you the opportunity to customize the space according to your own preferences and needs.

The building is located on the edge of the construction zone, in a quiet area close to all necessary amenities - restaurants, cafes, schools, kindergartens, a church, and a park. The proximity to the highway exit further enhances connectivity with the rest of the region.

This property is an ideal investment for those seeking a peaceful life surrounded by nature, while still being close to urban conveniences.

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

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commission in the amount of 3% + VAT of the total purchase price.