

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

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<b>Code :</b>	11322
<b>Location :</b>	Poreč
<b>Building size :</b>	138 m <sup>2</sup>
<b>Distance from center :</b>	10000 m
<b>Distance from sea :</b>	10000 m
<b>Distance from airport :</b>	45 km
<b>Floor :</b>	2
<b>Number of bedrooms :</b>	5
<b>Number of bathrooms :</b>	2
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2023

**Price :** 430.000 €

Discover an exceptional investment opportunity in the tranquil suburb of Poreč, just 10 km from the city center and beaches. This spacious five-bedroom apartment on the second floor of a residential building with only five units offers the perfect blend of comfort and privacy.

The apartment spans 138 m<sup>2</sup> and includes five bedrooms, a living room, dining area, kitchen, and bathroom. It also features a storage room and one parking space in front of the building. The apartment can be reconfigured into two separate two-bedroom units, each approximately 69 m<sup>2</sup>, with two bedrooms, a kitchen, living room, dining area, bathroom, terrace, and shared storage.

Heating and cooling are provided by air conditioning units, along with additional underfloor heating for colder months. The apartment is sold unfurnished, allowing you to customize it to your liking.

The building is located on the edge of the construction zone in a peaceful setting with easy access to the highway. Nearby, you'll find restaurants, cafes, schools, kindergartens, and a church.

This property is an ideal investment for a peaceful life surrounded by natural beauty, with the potential to create two smaller units for additional flexibility and return on investment. Perfect for families or as a rental investment.

Don't miss this unique opportunity to buy!

Note: If the buyer, after viewing (physical access/personal visit)

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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.