

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

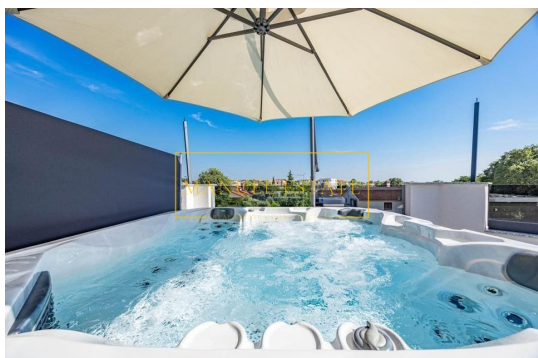
## MANUEL ESTATE

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<b>Code :</b>	11326
<b>Location :</b>	Poreč
<b>Building size :</b>	70 m2
<b>Distance from sea :</b>	5000 m
<b>Distance from airport :</b>	58 km
<b>Floor :</b>	1
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Parking :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2023

**Price :** 365.000 €

Located in a peaceful neighborhood near Poreč, this exceptional 100 m<sup>2</sup> apartment, including a spacious 30 m<sup>2</sup> terrace, offers the perfect blend of modern comfort and luxury living. Built in 2023, the apartment features the latest amenities, including underfloor heating throughout and air conditioning for optimal temperature year-round.

The apartment comprises two bedrooms, two bathrooms, and an open-concept kitchen, living room, and dining area. Enjoy luxurious features such as a jacuzzi and sauna, and all the furniture and appliances you see in the apartment are included. High-quality ceramic finishes further enhance the modern look and functionality of the space.

The apartment is just a 6-minute drive from the center of Poreč and 10 minutes by car from the sea. Additionally, it offers two parking spaces and the possibility to charge an electric vehicle. If you are looking for a comfortable and luxurious home close to the city and the sea, this apartment is the perfect choice for you.

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.