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**









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|---|---|
| **Code :** | 11353 |
| **Location :** | Poreč |
| **Building size :** | 58 m2 |
| **Distance from center :** | 300 m |
| **Distance from sea :** | 3000 m |
| **Distance from airport :** | 60 km |
| **Floor :** | 2 |
| **Number of bedrooms :** | 2 |
| **Number of bathrooms :** | 1 |
| **Seaview :** | Yes |
| **Parking :** | Yes |
| **Air conditioner :** | Yes |
| **Energy efficiency :** | B |
| **Year of construction :** | 0000 |

Price : 250.000 €

A beautiful apartment is for sale, located in the perfect spot between the towns of Poreč and Novigrad, just 7 km from both. Situated in a peaceful fishing town, the apartment is only 300 meters from the town center and just 3 km from the nearest beaches, making it ideal for those seeking tranquility with easy access to all amenities.

This apartment is perfect for families or as an investment for tourist rentals, which is its current use, ensuring an excellent return on investment. Two similar apartments are also for sale, with the possibility of purchasing all properties together, offering additional investment opportunities.

The apartment features a spacious hallway. Upon entry, to the left, there is a toilet equipped with a washing machine and dryer. To the right, after the hallway, is an open-concept kitchen, living room, and dining area, perfect for family gatherings and socializing. The apartment also includes two bedrooms and a modern bathroom. Each room is equipped with air conditioning, ensuring comfort throughout the year.

The apartment offers a beautiful view of the sea and the town of Novigrad and is sold fully furnished, ready for immediate move-in.

Don't miss the opportunity to own this fantastic property, whether for family living or as an excellent investment in tourist rentals. For more information and to schedule a viewing, feel free to contact us!

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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.