

## MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

e-mail: [info@manuel-estate.hr](mailto:info@manuel-estate.hr)

web: [manuel-estate.hr](http://manuel-estate.hr)

info: +385 99 659 1550



<b>Code :</b>	11354
<b>Location :</b>	Poreč
<b>Building size :</b>	63 m2
<b>Distance from center :</b>	300 m
<b>Distance from sea :</b>	3000 m
<b>Distance from airport :</b>	60 km
<b>Floor :</b>	2
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	B
<b>Year of construction :</b>	0000

**Price :** 250.000 €

For sale is a beautiful apartment located in a peaceful fishing town, just 7 km from both Poreč and Novigrad, and only 3 km from the sea. This modern and fully renovated apartment offers a stunning panoramic view of the sea and the town of Novigrad, making it an ideal place for relaxation and enjoyment.

The apartment consists of a spacious living room connected to the kitchen and dining area in an open-concept layout, two airy bedrooms, a bathroom with underfloor heating and a separate toilet, as well as a storage room currently used as a laundry area. Each room is equipped with an air conditioning unit for cooling during the summer months and heating in winter, and the apartment also features a chimney.

The building in which the apartment is located has four units, three of which are for sale. There is an option to purchase all three apartments together, and potential buyers can also consider purchasing the fourth apartment. The apartments are currently rented out and have received high ratings (9+), making them an excellent investment opportunity with the potential for a quick return on investment. Additionally, the apartments are ideal for permanent residence, with all essential amenities such as shops, a post office, a pharmacy, a school, and restaurants located just a few hundred meters from the property.

Don't miss out on this unique opportunity to purchase a stunning apartment with a sea view! Contact us to arrange a viewing and find out more information. Your future home awaits!

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REAL ESTATE & CONSTRUCTION

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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.