

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## 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>	11355
<b>Location :</b>	Poreč
<b>Building size :</b>	288 m <sup>2</sup>
<b>Lot size :</b>	150 m <sup>2</sup>
<b>Distance from center :</b>	5000 m
<b>Distance from sea :</b>	3000 m
<b>Distance from airport :</b>	50 km
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	6
<b>Number of bathrooms :</b>	4
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	0000

Price : 570.000 €

For sale is a beautiful house with three apartments and a spectacular sea view, located in close proximity to the town of Poreč. The house is just 3 km from the nearest beaches and 5 km from the center of Poreč, making it an ideal location for vacation or permanent living. The property features private parking, and each apartment is situated on one floor, ensuring intimacy and privacy.

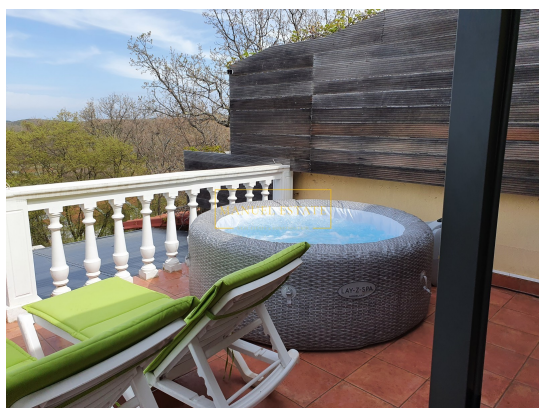
### Apartment 1

Apartment 1 covers a total area of 140 m<sup>2</sup>, with a terrace measuring 35 m<sup>2</sup>, partially covered. The apartment features a living room with a wood-burning stove, and each room is equipped with air conditioning. This apartment has two floors: the lower floor includes a living room, dining area, kitchen, bathroom, and a larger bedroom, while the upper floor has another bathroom and two additional bedrooms. The terrace of Apartment 1 is equipped with a large table, perfect for gatherings with friends and family, and offers stunning sea views, a jacuzzi, and a sunbathing area.

### Apartment 2

Apartment 2 is also located on the second floor, accessible via external stairs. This apartment includes two bedrooms, a bathroom, a kitchen, and a living room with a dining area, covering a total area of 40.86 m<sup>2</sup>, along with a terrace of 30 m<sup>2</sup> that boasts a beautiful sea view.

### Apartment 3



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Apartment 3 is somewhat smaller, with 21.48 m<sup>2</sup>, consisting of one bedroom, a smaller bathroom, a kitchen, and a living room with a dining area. This apartment also features a large terrace of 46.33 m<sup>2</sup>, equipped with an outdoor summer kitchen. The terrace is partially covered and is ideal for hosting dinners with friends and family, with a sunbathing area and a wonderful sea view. Next to Apartment 3, there is also a storage area of 9.54 m<sup>2</sup>.

#### Ideal Investment

This house represents an excellent investment opportunity with the potential for a return on investment, as it is currently being used for rentals. It can also be perfect for a family who wishes to live in one apartment while renting out the other two, further reducing living costs. The house has a capacity for 14 people and is equipped with video surveillance, as well as all the necessary amenities for comfortable living or rental.

Situated in a quiet area, the house is still close to all essential services, making it an ideal place for living or vacationing. Don't miss the chance to purchase this unique property!

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.