

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11362
<b>Location :</b>	Poreč
<b>Building size :</b>	150.58 m <sup>2</sup>
<b>Distance from center :</b>	1000 m
<b>Distance from sea :</b>	800 m
<b>Distance from airport :</b>	56 km
<b>Floor :</b>	2
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	3
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	A
<b>Year of construction :</b>	2024

Price : 603.000 €

In the beautiful town of Poreč, located in a tranquil urban neighborhood, we offer you the opportunity to become the owner of a modern apartment currently under construction, with a size of 150.58 m<sup>2</sup>. This property is ideal for families or as an investment for tourist rentals, thanks to its excellent location and spacious layout.

The apartment consists of a spacious and bright living room, perfect for family gatherings and entertaining friends. The living room connects to the kitchen and dining area, creating a functional space that allows for easy meal preparation and enjoyment of shared meals. A storage room provides additional space for your belongings, while the hallway connects all parts of the apartment.

The apartment features four bedrooms, two of which have en-suite bathrooms, ensuring extra comfort and privacy for all family members or guests. Two of the bedrooms, as well as the living room, have access to a covered terrace of 13.4 m<sup>2</sup>, ideal for enjoying your morning coffee or relaxing in the evening. Three bathrooms make for easy use and added convenience.

Located on the second floor of a building with a total of five residential units, the apartment is equipped with five air conditioning units (in the living room and all bedrooms), underfloor heating throughout, security entrance doors, and PVC windows with mosquito nets, ensuring safety and comfort year-round.

Additionally, the apartment comes with two parking spaces in



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front of the building, providing extra convenience for you and your guests.

The location of the apartment is extremely favorable – it is just 800 meters from the sea and beautiful beaches, and 1 kilometer from the center of Poreč, where you can find various restaurants, shops, and leisure facilities.

The energy class of this apartment is "A," ensuring high energy efficiency and low maintenance costs.

Don't miss this unique opportunity to become the owner of this beautiful apartment in Poreč. Contact us for more information or to schedule a viewing. Your new home is waiting 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.