

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11363
<b>Location :</b>	Poreč
<b>Building size :</b>	83 m <sup>2</sup>
<b>Garden size :</b>	100 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>	Ground floor
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	1
<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 : 402.000 €

In the beautiful town of Poreč, located in a tranquil urban area, we are offering for sale an apartment currently under construction, covering an area of 83.70 m<sup>2</sup>, plus an additional terrace of approximately 15 m<sup>2</sup>. This property provides the perfect combination of comfort, modern architecture, and functionality, ideal for families or as an investment for tourist rentals.

The apartment consists of a spacious living room, which is the perfect place for relaxation and socializing, along with a kitchen and dining area designed for comfortable family meals. The terrace extending from the living room offers an opportunity to enjoy the outdoors, whether it's for morning coffee or evening relaxation overlooking the garden.

The spaces are perfectly planned, including a hallway, two comfortable bedrooms, a modern bathroom, a separate toilet, and a storage room that provides additional storage space. The apartment is located on the ground floor of a building with a total of five residential units, ensuring privacy and tranquility.

The building is equipped with modern amenities, including three air conditioning units (in the living room and bedrooms), underfloor heating throughout the apartment, anti-burglary entrance doors, and PVC windows with insect screens. The apartment also comes with its own garden of approximately 100 m<sup>2</sup>, ideal for family activities or gardening, as well as a parking space in front of the building.

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The location of this apartment is exceptional; it is just 800 meters from the sea and beautiful beaches, and 1 kilometer from the center of Poreč, where various restaurants, shops, and cultural activities can be found.

Given all these features, this apartment represents an outstanding opportunity for those seeking a modern and comfortable property in Istria. The energy class "A" guarantees high energy efficiency, further reducing maintenance costs.

Don't miss out on this opportunity! Contact us for more information or to arrange a viewing. Your new home in Poreč 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.