

MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

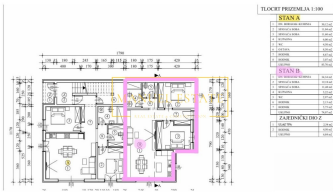
MANUEL ESTATE

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Code :	11364
Location :	Poreč
Building size :	74.07 m ²
Garden size :	100 m ²
Distance from center :	1000 m
Distance from sea :	800 m
Distance from airport :	56 km
Floor :	Ground floor
Number of bedrooms :	2
Number of bathrooms :	1
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Energy efficiency :	A
Year of construction :	2024

Price : 356.000 €

Located in the heart of Poreč, in a peaceful residential neighborhood, this under-construction apartment is for sale, offering a modern lifestyle and comfort. This beautiful property spans a total area of 74.07 m², along with an additional terrace of approximately 15 m², providing the perfect spot for outdoor enjoyment.

The apartment consists of a spacious living room that connects to the kitchen and dining area, creating an ideal space for family interaction and gatherings. Two bright and comfortable bedrooms ensure restful sleep and privacy. The apartment also includes a modern bathroom and a separate toilet, as well as a hallway that leads to all rooms.

Situated on the ground floor of a building with a total of five residential units, this apartment has its own separate entrance, further ensuring privacy and comfort. It is equipped with three air conditioning units (in the living room and bedrooms), and underfloor heating throughout the apartment provides a pleasant temperature year-round.

Additional features include anti-burglary entrance doors, PVC windows with insect screens that allow fresh air without annoying bugs, as well as an adjoining garden of approximately 100 m², perfect for family activities or relaxing in nature. The apartment also comes with a parking space in front of the building, making everyday life more convenient.

The location of this apartment is outstanding; it is just 800 meters



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from the beautiful beaches and sea, while the center of Poreč, with its variety of restaurants, cafes, and shops, is only 1 km away.

This property offers a high energy efficiency rating of "A," guaranteeing low energy consumption and reduced maintenance costs.

The planned move-in date is December 31, 2025, providing an excellent opportunity for planning and organizing your future home.

This is an ideal opportunity for those seeking a modern, comfortable, and functional apartment close to the sea in beautiful Istria. Don't miss out on the chance to own your piece of paradise! Contact us today for more information or to schedule a viewing.

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.