

MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

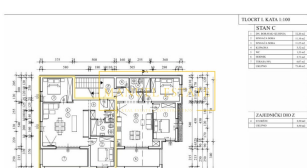
MANUEL ESTATE

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Code :	11365
Location :	Poreč
Building size :	73 m ²
Distance from center :	1000 m
Distance from sea :	800 m
Distance from airport :	56 km
Floor :	1
Number of bedrooms :	2
Number of bathrooms :	1
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Energy efficiency :	A
Year of construction :	2024

Price : 330.300 €

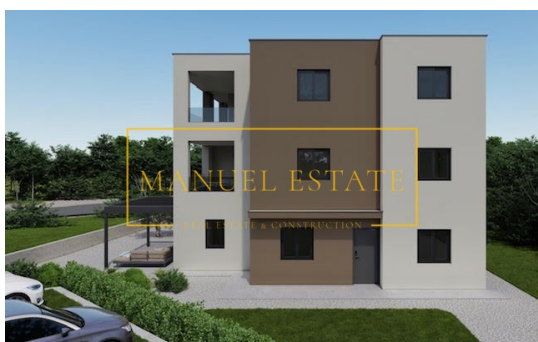
For sale is this beautiful apartment under construction, located in a peaceful residential neighborhood of Poreč, offering the ideal combination of comfort and contemporary design. This property has a surface area of 73.40 m² and is perfect for anyone looking for a home near the sea.

The apartment consists of a spacious living room connected to the kitchen and dining area, creating an open space perfect for family gatherings and entertaining friends. Two bright and comfortable bedrooms ensure a peaceful night's sleep and privacy. Additionally, the apartment features a modern bathroom, as well as a guest toilet, making everyday life more convenient.

From the living room, you can step out onto a covered terrace that provides an opportunity to enjoy the outdoor space, ideal for relaxing with your morning coffee or for evening gatherings. The apartment is located on the first floor of a building with a total of five residential units, which guarantees less crowding and more privacy.

Among the many amenities, the apartment is equipped with three air conditioning units (in the living room and bedrooms) and underfloor heating that ensures a pleasant temperature throughout the year. Furthermore, the apartment features a security door and PVC windows with insect screens, providing additional safety and comfort.

The property also includes a parking space in front of the building, which is an added convenience for residents. The apartment is only 800 meters from the beautiful beaches and the



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sea, while the center of Poreč is just 1 km away, allowing easy access to all essential services, including restaurants, shops, and other facilities.

The apartment is situated in an energy-efficient building with an "A" energy rating, guaranteeing low maintenance costs. The planned move-in date is December 31, 2025, providing you with plenty of time to plan and prepare for your new life in this wonderful space.

This is an excellent opportunity for investment or as a perfect family home. Don't miss the chance to become the owner of this modern apartment in the beautiful Istrian town. 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.