

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11366
<b>Location :</b>	Poreč
<b>Building size :</b>	67 m2
<b>Distance from center :</b>	1000 m
<b>Distance from sea :</b>	800 m
<b>Distance from airport :</b>	56 km
<b>Floor :</b>	1
<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 : 303.600 €

We are offering a beautiful apartment under construction located in a quiet urban neighborhood of Poreč. This property, covering an area of 67.47 m<sup>2</sup>, provides a perfect blend of comfort and modern design. The apartment consists of a spacious living room with a kitchen and dining area, creating an open space ideal for family gatherings and socializing. It also includes a covered terrace where you can enjoy your morning coffee or relax in the evening.

The apartment features two comfortable bedrooms that are perfect for rest and privacy. The bathroom is modernly designed, and there is also a storage room for additional belongings. It is situated on the first floor of a building that has a total of five residential units, ensuring peace and privacy.

This property is equipped with three air conditioning units located in the living room and bedrooms, and underfloor heating provides extra comfort during the colder months. The apartment is fitted with anti-burglary entrance doors and PVC windows with mosquito nets, ensuring safety and an energy class rating of "A."

One of the advantages of this property is the assigned parking space in front of the building. The distance to the sea and beautiful beaches is just 800 meters, while the center of Poreč is located 1 km away, where you can find numerous shops, restaurants, and amenities.

Move-in is planned for December 31, 2025. This property is an ideal opportunity for a family living environment or as an investment for rental purposes. Don't miss the chance to become

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the owner of this beautiful apartment in one of the most beautiful parts of Istria!

For more information or to arrange a viewing, feel free to contact us!

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.