

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11368
<b>Location :</b>	Poreč
<b>Building size :</b>	70.97 m <sup>2</sup>
<b>Garden size :</b>	50 m <sup>2</sup>
<b>Distance from center :</b>	4500 m
<b>Distance from sea :</b>	2000 m
<b>Distance from airport :</b>	59 km
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	A
<b>Year of construction :</b>	2024

**Price :** 257.700 €

Apartments are for sale in two new buildings, each consisting of 5 residential units. We highlight a ground-floor apartment with a private garden, located in an excellent position, just 2 kilometers from the charming town of Poreč and the same distance from the picturesque Adriatic coast.

The apartment has an area of 70.97 m<sup>2</sup>, with a spacious terrace connected to the living room, perfect for relaxation and enjoying the sunset view. The apartment also includes a garden area of 50 m<sup>2</sup>, providing additional space for your enjoyment. The garden and terrace are ideal for gatherings with family and friends.

The apartment is functionally designed and consists of a hallway, two comfortable bedrooms, a spacious living room with a kitchen and dining area, a bathroom, and an additional small WC, offering comfort and practicality for everyday living.

One of the main advantages of the apartment is underfloor heating throughout the entire space. Each room is equipped with an air conditioner for added comfort and temperature control according to your preferences. The living room also features a chimney, allowing the option for wood heating.

The floors are covered with high-quality ceramics, giving the space a modern and elegant look.

The apartment includes two private parking spaces.

This apartment offers the perfect combination of comfort, quality,



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and an excellent location, making it an ideal choice for living near the Adriatic coast and all the amenities that Poreč has to offer. The planned completion date of the construction is in April 2025.

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.