

MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

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Code :	11373
Location :	Poreč
Building size :	126 m2
Lot size :	200 m2
Distance from center :	5000 m
Distance from sea :	3000 m
Distance from airport :	50 km
Number of floors :	3
Number of bedrooms :	3
Number of bathrooms :	2
Seaview :	Yes
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Energy efficiency :	Not specified
Year of construction :	2023

Price : 340.000 €

Istria, Poreč – A modern row house under construction, ideal for families or as an investment! This attractive house is located just 6 km from Poreč, in a quiet environment that offers all the advantages of living close to the sea. It is the perfect choice for those seeking tranquility while being near all the amenities that Poreč has to offer.

The ground floor features a spacious entrance, storage room, a living room open to the kitchen and dining area, and a restroom. On the first floor, there is a comfortable hallway, two bright bedrooms, and a modern bathroom. The second floor includes a spacious bedroom, a bathroom, and an 11 m² terrace with a beautiful sea view.

The house is equipped with a heating/cooling system via air conditioning and central underfloor heating, ensuring maximum comfort throughout the year. Each of the two houses comes with its own garden of approximately 150 m², ideal for enjoying outdoor activities. There will also be a summer kitchen on the property, complete with a grill, sink, and worktop, perfect for summer gatherings and family celebrations.

The house is sold on a "turnkey" basis, without furniture and lamps, giving you the opportunity to arrange it according to your own preferences. Upon agreement, it is also possible to organize a landscaped garden and an irrigation system.

Don't miss the opportunity to become the owner of this beautiful



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house in Istria! For more information and to schedule a viewing, please feel free to contact us. Your opportunity for life in Istria awaits 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.