



**MANUEL ESTATE**  
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<b>Code :</b>	11376
<b>Location :</b>	Poreč
<b>Building size :</b>	70.97 m2
<b>Garden size :</b>	50 m2
<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 containing 5 residential units. We highlight a ground-floor apartment with a private garden, located in an excellent position, only 2 kilometers from the charming town of Poreč and the same distance from the picturesque Adriatic coast.

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

The apartment is functionally organized and consists of a hallway, two comfortable bedrooms, a spacious living room with a kitchen and dining area, a bathroom, and an additional smaller WC, providing comfort and practicality for daily living.

One of the main advantages of the apartment is the underfloor heating system, installed throughout the space. Each room is equipped with an air conditioning unit for added comfort and temperature control according to your preferences. The living room also features a chimney, allowing 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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REAL ESTATE & CONSTRUCTION

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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.

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.