

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

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<b>Code :</b>	11377
<b>Location :</b>	Poreč
<b>Building size :</b>	72.10 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>	1
<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 :** 261.800 €

A modern apartment for sale on the first floor of a newly constructed building, located in a peaceful area just 2 kilometers from Poreč and the beautiful Adriatic coastline. This apartment offers the perfect blend of spaciousness, natural light, and comfort for contemporary living.

The apartment spans 72.10 m<sup>2</sup> and features a spacious living room with a large glass wall that opens onto the balcony, ideal for relaxation and enjoying the view. One of the bedrooms has its own private balcony, providing added privacy and a serene space for unwinding.

The apartment layout includes an entrance hallway, two bedrooms, a spacious living room with kitchen and dining area, a main bathroom, and an additional smaller WC. Each room is equipped with air conditioning, and underfloor heating is installed throughout, ensuring optimal comfort year-round. The living room also has a chimney, offering the option for additional wood heating.

High-quality ceramic flooring gives the apartment a modern look and is easy to maintain. The apartment also includes two private parking spaces.

This property presents an excellent opportunity for comfortable and high-quality living near Poreč and the Adriatic coast, featuring modern design and all necessary amenities for a worry-free lifestyle.

Note: If the buyer, after viewing (physical access/personal visit)

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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.