



MANUEL ESTATE
G. Martinuzzi 7, 52466 Novigrad
e-mail: info@manuel-estate.hr
web: manuel-estate.hr
info: +385 99 659 1550

Code :	11378
Location :	Poreč
Building size :	72.81 m2
Distance from center :	4500 m
Distance from sea :	2000 m
Distance from airport :	59 km
Floor :	1
Number of floors :	1
Number of bedrooms :	2
Number of bathrooms :	1
Parking :	Yes
Air conditioner :	Yes
Energy efficiency :	A
Year of construction :	2024

Price : 264.400 €

A modern apartment is for sale on the first floor of one of two new buildings in a quiet area, located just 2 kilometers from Poreč and the beautiful Adriatic coast. The buildings being constructed each contain only 5 residential units, ensuring privacy and a pleasant atmosphere. The apartment offers the perfect combination of space, light, and comfort, tailored to a contemporary lifestyle.

The apartment covers 72.81 m² and consists of a spacious living room with a large glass wall leading to the balcony, a bedroom with its own balcony, a kitchen and dining area integrated into the living room, a hallway, a main bathroom, and an additional smaller WC. Each room is equipped with an air conditioning unit, and underfloor heating ensures optimal temperature throughout the year. The living room also features a fireplace for additional heating with wood. High-quality ceramic flooring gives the space a modern look and easy maintenance.

The apartment comes with two private parking spaces, further enhancing its functionality. This property represents an excellent opportunity for a comfortable and quality life near Poreč, ideal for families, couples, or anyone who wants to enjoy a peaceful environment with modern amenities.

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.