

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11379
<b>Location :</b>	Poreč
<b>Building size :</b>	143.35 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>	2
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	A
<b>Year of construction :</b>	2024

**Price :** 505.700 €

A spacious and modern penthouse is for sale, located on the second floor of one of two new buildings in a peaceful, green area, just 2 kilometers from Poreč and the beautiful Adriatic coast. This penthouse offers the perfect combination of luxury, privacy, and comfort, with breathtaking views. The buildings in the complex each contain only 5 residential units, ensuring intimacy and a peaceful atmosphere, ideal for families or couples who want to enjoy their own space.

The apartment covers an impressive 143.35 m<sup>2</sup> and consists of three spacious bedrooms, each offering ample room for comfortable furniture and personal items. The main bathroom is equipped with modern sanitary fittings and high-end finishes, while an additional WC provides added convenience for guests and family members.

The central living space features a large living room of 48.3 m<sup>2</sup>, open-concept with the kitchen and dining area. This space offers excellent natural light and room for family gatherings or social moments, and the large glass wall opens directly onto a 12.75 m<sup>2</sup> terrace. The terrace is the perfect place to enjoy your morning coffee or evening sunsets, offering stunning views of nature and the sea.

The penthouse is equipped with the latest technology, including air conditioning units in each room, underfloor heating to ensure a comfortable temperature throughout the year, and a fireplace in the living room for added warmth and the option of wood heating. The floors are covered with high-quality ceramics, giving

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the entire space a modern look while making maintenance easy.

The apartment comes with two private parking spaces, offering additional practicality in this tranquil neighborhood. This property is ideal for those who want to enjoy the luxury of modern construction while being in close proximity to the sea and all the amenities that Poreč has to offer. Whether you're looking for a peaceful environment for family life or a place to relax during your vacation, this penthouse is the perfect opportunity for 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.