

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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|                                |                       |
|--------------------------------|-----------------------|
| <b>Code :</b>                  | 11380                 |
| <b>Location :</b>              | Poreč                 |
| <b>Building size :</b>         | 143.35 m <sup>2</sup> |
| <b>Distance from center :</b>  | 4000 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 setting, just 2 kilometers from Poreč and the beautiful Adriatic coast. This penthouse represents 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 looking to enjoy their own space.

The apartment spans an impressive 143.35 m<sup>2</sup> and consists of three spacious bedrooms, each with enough room for comfortable furniture and personal items. The main bathroom is equipped with modern sanitary facilities and high-quality fittings, while an additional WC provides extra convenience for guests and the family.

The central area of the apartment is the large living room, covering 48.3 m<sup>2</sup>, which opens into the kitchen and dining room in an open concept. This space offers exceptional light and room for family gatherings or social moments, while the large glass wall provides unobstructed access to the 12.75 m<sup>2</sup> terrace. The terrace is the perfect place to enjoy a morning coffee or evening sunsets, while offering a beautiful view of nature and the sea.

The penthouse is equipped with the latest technologies, including air conditioning in every room, underfloor heating to ensure a comfortable temperature throughout the year, and a fireplace in the living room for additional comfort and wood heating. The floors are covered with high-quality ceramic tiles that give a

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contemporary look to the entire space and make maintenance easier.

The apartment comes with two private parking spaces, adding extra convenience in this quiet 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 offers. Whether you're looking for a peaceful environment for family life or a place to relax during your holidays, this penthouse is the perfect opportunity for you. The construction completion is scheduled for April 2025.

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.