

MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

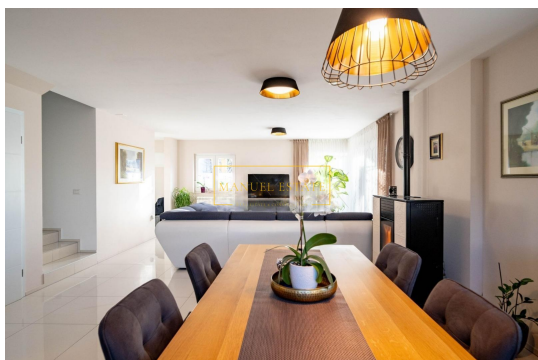
MANUEL ESTATE

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Code :	11394
Location :	Poreč
Building size :	111 m ²
Distance from center :	4000 m
Distance from sea :	800 m
Distance from airport :	60 km
Floor :	Ground floor
Number of floors :	2
Number of bedrooms :	3
Number of bathrooms :	2
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Central heating :	Yes
Energy efficiency :	Not specified
Year of construction :	0000

Price : 335.000 €

For sale is a beautiful two-story apartment with an area of 111 m², located in a peaceful area near the sea and just a few minutes' drive from the center of Poreč. This property is part of a private house consisting of two apartments, providing future owners with privacy and comfort.

The apartment is functionally laid out on the ground floor and first floor. The ground floor features an open concept design, including a spacious living room, kitchen, and dining area, creating a bright and airy space ideal for comfortable living and socializing. This level also includes a stylishly designed bathroom, an entrance hall, and a practical storage room. The living room opens onto a large terrace of approximately 20 m², offering the perfect spot to relax while enjoying views of the natural surroundings.

On the first floor, there are three spacious and comfortable bedrooms that share a common bathroom. Each room has been carefully designed to provide maximum functionality and comfort.

The apartment is equipped with an efficient pellet stove connected to radiators distributed throughout the property for heating. For cooling during the warmer months, air conditioning units are installed in every room. The PVC joinery contributes to the energy efficiency and modern look of the apartment.

Although the apartment is not fully furnished, its excellent

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location, close to the sea and all the amenities in Poreč, makes it an ideal choice for a family home or an investment property with the potential for seasonal rentals. This property offers a perfect opportunity to enjoy comfort and elegance in one of the most desirable locations on the Adriatic coast.

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.