

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11395
<b>Location :</b>	Poreč
<b>Building size :</b>	113 m <sup>2</sup>
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	600 m
<b>Distance from airport :</b>	59 km
<b>Floor :</b>	1
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2023

**Price :** 500.000 €

We are pleased to offer a beautiful apartment in a newly constructed building, located in a peaceful family neighborhood in Poreč, just a few minutes' drive from the sea and all essential amenities. This property is perfect for everyday living or as an excellent investment in tourism.

The apartment is situated on the first floor of a modern building and spans 113 m<sup>2</sup>. The layout is thoughtfully designed to provide maximum comfort and functionality. It features three spacious bedrooms, each with its own en-suite bathroom, an elegant and airy living room, a fully equipped kitchen with a dining area, a practical storage room, and a large loggia that offers additional space for outdoor enjoyment.

The apartment is equipped with underfloor heating and air conditioning, ensuring a comfortable living experience throughout the year. The property also includes two parking spaces, which are part of the purchase price.

Located in a desirable and tranquil setting, this apartment offers a high-quality lifestyle while being close to all urban amenities and the natural beauty that Poreč is known for.

Don't miss the opportunity to own this property, which perfectly combines modern design, a prime location, and extra features such as a loggia, ideal for relaxing or entertaining.

Contact us today to arrange a viewing and learn more about this

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attractive offer!

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.