



MANUEL ESTATE

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Code :	11398
Location :	Poreč
Building size :	76.50 m2
Distance from center :	5000 m
Distance from sea :	5000 m
Distance from airport :	55 km
Floor :	1
Number of floors :	1
Number of bedrooms :	2
Number of bathrooms :	1
Parking :	Yes
Storage :	Yes
Energy efficiency :	Not specified
Year of construction :	2024

Price :

253.980 €

Spacious two-bedroom apartments on the first floor of a modern and elegant building offer the perfect opportunity for a peaceful and comfortable lifestyle near Poreč. Located in an excellent area, these apartments are just 5 kilometers from beautiful beaches and the bustling city center, providing an ideal balance between tranquility and proximity to all essential amenities.

The apartment, covering 76.5 square meters, has been carefully designed to provide maximum comfort and functionality. It features a spacious entrance hall, a bright and airy living room connected to a modern kitchen and dining area in an open-plan design—creating the perfect space for family gatherings and relaxation. Two bedrooms offer privacy and peace, while the stylish bathroom and additional toilet ensure convenience for everyday living. A special highlight is the terrace, offering a lovely view of the surrounding neighborhood, perfect for enjoying morning coffee or unwinding after a busy day.

The apartments have been constructed with a focus on quality and comfort. The initial phase of water-based underfloor heating has been installed, and cooling is planned through air conditioning. For those seeking additional energy efficiency, the installation of a heat pump can be arranged according to the buyer's preferences. Each apartment includes a dedicated parking space, with the option to purchase an additional parking spot if needed.

The main advantages of these apartments are their proximity to the sea, peaceful surroundings, access to all key amenities, and superior construction quality. If you're looking for the perfect



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place for a fresh start or a comfortable second home near the coast, this is an ideal 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.