



**MANUEL ESTATE**  
**G. Martinuzzi 7, 52466 Novigrad**  
**e-mail: [info@manuel-estate.hr](mailto:info@manuel-estate.hr)**  
**web: [manuel-estate.hr](http://manuel-estate.hr)**  
**info: +385 99 659 1550**

<b>Code :</b>	11399
<b>Location :</b>	Poreč
<b>Building size :</b>	76.50 m2
<b>Distance from center :</b>	5000 m
<b>Distance from sea :</b>	5000 m
<b>Distance from airport :</b>	55 km
<b>Floor :</b>	2
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2024

**Price :** 253.980 €

Spacious two-bedroom apartments on the second floor of a modern and elegant building offer a perfect opportunity for a peaceful and comfortable life near Poreč. Located in an excellent location, these apartments are just 5 kilometers away from beautiful beaches and the bustling city center, providing a perfect balance between tranquility and accessibility to all important amenities.

The apartment spans 76.5 square meters and is thoughtfully designed to offer maximum comfort and functionality. It consists of a spacious entrance hall, a bright and airy living room connected to a modern kitchen and dining area in an open-style layout, creating a perfect space for family gatherings and relaxation. The two bedrooms offer privacy and peace, while the elegant bathroom and an additional toilet ensure practicality in everyday living. A special feature is the terrace, which offers a beautiful view of the surrounding neighborhood, ideal for enjoying morning coffee or unwinding after a busy day.

The apartments are built with a focus on quality and comfort. Underfloor heating is installed, and cooling is provided via air conditioning. According to the buyer's preferences, it is also possible to install a heat pump, ensuring additional energy efficiency. Each apartment comes with one parking space, with the option to purchase an additional parking space for your needs.

The main advantages of these apartments are the proximity to the sea, a peaceful environment, accessibility to all key

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amenities, and the highest quality of construction. If you are looking for the perfect 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.