

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11403
<b>Location :</b>	Poreč
<b>Building size :</b>	76.27 m <sup>2</sup>
<b>Garden size :</b>	80 m <sup>2</sup>
<b>Distance from center :</b>	300 m
<b>Distance from sea :</b>	3500 m
<b>Distance from airport :</b>	65 km
<b>Floor :</b>	1
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Parking :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2024

Price : 244.064 €

Are you looking for the perfect place to call home? Our new residential building in the peaceful neighborhood of Tara offers a unique opportunity for purchasing an apartment that combines comfort and convenience. The projected completion date is July 1, 2025, with a total of 11 apartments spread across 3 floors, each floor featuring three apartments, and the ground floor offering 2 apartments.

This ground-floor apartment with a spacious 76.27 m<sup>2</sup> features two bedrooms, one of which has its own en-suite bathroom, providing a total of two modern bathrooms. The large living room with a dining area and kitchen serves as the heart of the apartment, with the kitchen leading out to a private terrace and garden area of approximately 80 m<sup>2</sup>, perfect for relaxing and enjoying the outdoors.

Each apartment comes with two parking spaces, and underfloor heating powered by electricity ensures comfort throughout the year. High-quality PVC Gealan 9000 triple-glazed windows provide excellent insulation and energy efficiency. The first phase includes installed air conditioning units, further enhancing the apartment's comfort.

Prime location! The apartment is located just a 5-minute drive from the nearest beaches, and only 10 minutes from the cities of Poreč on one side and Novigrad on the other. Nearby are schools, kindergartens, shops, and restaurants – all the essential amenities for a comfortable and easy lifestyle.

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Don't miss this unique opportunity! Contact us for more information or to schedule a private viewing. Apartments are selling quickly - reserve yours today!

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.