

MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

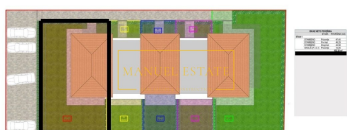
MANUEL ESTATE

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Code :	11412
Location :	Poreč
Building size :	152.32 m ²
Lot size :	140.46 m ²
Distance from center :	3000 m
Distance from sea :	4000 m
Distance from airport :	63 km
Number of floors :	3
Number of bedrooms :	3
Number of bathrooms :	3
Parking :	Yes
Air conditioner :	Yes
Energy efficiency :	Not specified
Year of construction :	2025

Price : 480.000 €

A terraced house is for sale in an excellent location, just 2.5 kilometers from the center of Poreč. This property is ideal for family living, thanks to its functional layout and spacious interior. The ground floor includes a large living room with access to a garden of approximately 140 square meters, a kitchen, a dining room, as well as additional rooms such as a wardrobe, a laundry room, and a guest toilet. The garden offers future owners the opportunity to design it according to their own preferences, creating a personal oasis for relaxation and outdoor gatherings.

An internal staircase leads to the first floor, where two comfortable bedrooms and a shared bathroom are located. The second floor features a luxurious master bedroom with a private bathroom, a spacious walk-in wardrobe, and a covered terrace, perfect for enjoying peace and privacy. The house will be equipped with electric underfloor heating and four air conditioning units, ensuring maximum comfort throughout the year.

Construction of the house will begin in early 2025, with completion expected in the spring of 2026. Future owners will have the opportunity to choose materials for the interior design, tailoring the space to their preferences within the planned budget.

Located near one of Istria's most famous tourist destinations, this house presents an excellent opportunity to live in Poreč – a town renowned for its rich history, cultural heritage, and crystal-clear sea. Poreč offers a wealth of amenities, from restaurants, shops, and promenades to numerous events and natural attractions,

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making it an ideal place for living and relaxation.

Don't miss the chance to own this house, which is not only perfect for family living but also an excellent investment for the future!

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.