

MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

e-mail: info@manuel-estate.hr

web: manuel-estate.hr

info: +385 99 659 1550



Code :	11414
Location :	Poreč
Building size :	82 m2
Lot size :	50 m2
Distance from center :	3000 m
Distance from sea :	4000 m
Distance from airport :	63 km
Number of floors :	2
Number of bedrooms :	2
Number of bathrooms :	3
Parking :	Yes
Air conditioner :	Yes
Energy efficiency :	Not specified
Year of construction :	2025

Price : 315.000 €

A beautiful townhouse is for sale, located in a peaceful and attractive neighborhood near Poreč, ideal for family living or as an investment for vacation purposes. This modern house spreads across two floors, offering 82 m² of living space, along with an additional 50 m² of garden, perfect for relaxation, socializing with friends and family, or for pets.

On the ground floor, there is a kitchen, dining area, and an open-concept living room with access to a spacious terrace and yard. The space is functional and comfortable, with an additional bathroom located on this floor. On the first floor, a small hallway leads to two spacious bedrooms, each with its own bathroom, providing extra privacy and comfort.

The house is very sunny and airy, thanks to large glass walls that let in plenty of natural light and ensure a pleasant temperature even during the winter months. The rooms are equipped with air conditioning units, and for additional comfort, there is underfloor heating. Additionally, the house has a parking space conveniently located next to the property.

Situated in a quiet neighborhood, ideal for families, the location offers everything needed for a quality life. Nearby are schools, kindergartens, post office, shops, and other essential amenities, while the shopping center, the town of Poreč, and beautiful beaches are just a few minutes' drive away.

This property is the perfect combination of modern functionality and comfortable living in a peaceful environment.

MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

MANUEL ESTATE

G. Martinuzzi 7, 52466 Novigrad

e-mail: info@manuel-estate.hr

web: manuel-estate.hr

info: +385 99 659 1550

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.