

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 :	11425
Location :	Poreč
Building size :	117 m ²
Lot size :	92.40 m ²
Distance from center :	4500 m
Distance from sea :	800 m
Distance from airport :	63 km
Number of floors :	3
Number of bedrooms :	2
Number of bathrooms :	1
Seaview :	Yes
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Energy efficiency :	Not specified
Year of construction :	2023

Price : 490.000 €

In a beautiful and peaceful neighborhood near the center of Poreč, where comfort and proximity to all necessary amenities come together, this modern newly built home is ideal for family living or tourist rental. Located just 950 meters from well-maintained beaches and 2.5 kilometers from the heart of the city, this property offers the perfect balance between privacy and accessibility.

The house has a total area of approximately 117 m² and a fenced yard of 92 m², providing an added sense of security and privacy.

The property extends over three levels - basement, ground floor, and first floor. The basement features a social area with a modernly equipped kitchen and storage room. The ground floor offers a spacious living room with a kitchen and dining area, as well as a guest toilet. The first floor accommodates two comfortable bedrooms and an elegant bathroom.

The living area has direct access to a well-maintained and fully fenced garden that includes a relaxation zone, perfect for unwinding and outdoor gatherings. The landscaped yard is ideal for spending time with family and friends and features a swimming pool and an outdoor shower, further enhancing the comfort and luxury of the property.

The house is fully modernly furnished and equipped, and it is being sold as such, allowing for a quick and easy move-in.



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

This property is designed for enjoyment – whether you are looking for a perfect home for your family, a space for socializing with friends over a barbecue, or an opportunity for a profitable tourist rental.

Don't miss the chance to become the owner of this exceptional property in an attractive location near the sea and the center of Poreč!

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.