



Code :	11434
Location :	Poreč
Building size :	137.32 m2
Distance from center :	3000 m
Distance from sea :	2000 m
Distance from airport :	59 km
Floor :	1
Number of floors :	3
Number of bedrooms :	3
Number of bathrooms :	1
Seaview :	Yes
Parking :	Yes
Storage :	Yes
Central heating :	Yes
Energy efficiency :	Not specified
Year of construction :	2025

Price : 475.000 €

For sale is an exclusive apartment in Poreč that offers the perfect blend of elegance, functionality, and privacy. This unique property is situated in a peaceful location, just two kilometers from the sea and close to all essential amenities such as shops, schools, and kindergartens, providing ideal conditions for a comfortable lifestyle.

The apartment has a private entrance and two dedicated parking spaces, ensuring additional privacy and convenience. Upon entering, a staircase leads to the basement, which spans 20.94 m² and is perfect for a wine cellar, bicycle storage, or extra storage space.

The main living area is located on the first floor and covers 80 m² of modern, spacious, and bright interior. The open-concept living room, dining area, and kitchen create a sense of airiness and comfort, while a glass wall in the living room opens onto a beautiful 15.3 m² balcony, ideal for relaxing with a morning coffee while enjoying the sea view. The apartment also features three spacious bedrooms, a large bathroom, and an additional toilet, providing maximum functionality and comfort for the whole family.

A standout feature of this property is the private rooftop terrace of 71.49 m², located on the second floor, offering a breathtaking panoramic view of the sea and surrounding nature. The terrace is equipped with all necessary connections for an outdoor kitchen and a jacuzzi, creating a perfect space for relaxation, sunbathing,



MANUEL ESTATE
G. Martinuzzi 7, 52466 Novigrad
e-mail: info@manuel-estate.hr
web: manuel-estate.hr
info: +385 99 659 1550

and socializing with family and friends.

This apartment is a rare opportunity on the market, as its layout, functionality, and privacy provide the feel of a house. Located in a quiet part of the city yet close to all amenities, it is ideal for those seeking a high-quality home in a prime location.

Don't miss out on the opportunity to own this exceptional property. Contact us today to schedule a viewing!

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.