



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

Code :	11435
Location :	Poreč
Building size :	108.43 m2
Garden size :	90 m2
Distance from center :	3000 m
Distance from sea :	2000 m
Distance from airport :	59 km
Floor :	Ground floor
Number of floors :	2
Number of bedrooms :	3
Number of bathrooms :	2
Seaview :	Yes
Parking :	Yes
Storage :	Yes
Central heating :	Yes
Energy efficiency :	Not specified
Year of construction :	2025

Price : 435.000 €

Exclusive Apartment for Sale in Poreč – A Perfect Blend of Elegance and Functionality
 This modern and spacious property is located on the ground floor of an exclusive building with only four apartments, offering top-quality construction, privacy, and comfort. Each apartment has a separate entrance and two private parking spaces.

Situated in a peaceful part of Poreč, the apartment is just two kilometers from the sea and close to essential amenities such as shops, schools, and kindergartens. It boasts a total area of 80 square meters, along with an additional basement space of 15.86 square meters. The property also includes a private yard of 130 square meters and a 10-square-meter terrace, making it both functional and enjoyable for living.

The apartment consists of three spacious bedrooms and two bathrooms. The master bedroom features an en-suite bathroom, while the second bathroom is shared. The open-concept living room, dining area, and kitchen create a bright and airy atmosphere, enhanced by large glass doors leading to the terrace and yard—ideal for relaxation and socializing.

Underfloor heating ensures maximum comfort, while high-quality aluminum joinery provides excellent thermal and sound insulation. The bedrooms feature premium parquet flooring. The apartment’s separate entrance and private parking spaces further enhance its privacy and convenience.

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

A key highlight of this property is the basement, which can be used as a wine cellar, storage room, or hobby space. Thanks to its private entrance, spacious yard, and parking, this apartment offers the feel of a house. It is an ideal choice for a family home or a luxury investment in an attractive location.

For more information and to schedule a viewing, contact us 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.