MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

MANUEL ESTATE
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Code :	11436
Location :	Poreč
Building size :	112.43 m2
Garden size :	150 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 :	1
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, representing the perfect blend of sophistication and functionality. This modern property is located on the ground floor of a prestigious building consisting of only four apartments, ensuring privacy and comfort for its residents. Each apartment has its own entrance and two private parking spaces, further enhancing convenience and security.

The apartment is situated in a peaceful area of Poreč, just 2 kilometers from the sea, with all essential amenities such as shops, schools, and kindergartens nearby. The apartment spans 73.87 m², with an additional basement of 118.51 m², and a private yard of 170 m². It also includes a terrace of 11.34 m², which is the perfect place to relax. A special feature of the apartment is the terrace located at the rear of the yard, accessible from the bedrooms, which are 18.92 m² in size.

The apartment consists of three spacious bedrooms, a bathroom, and a separate toilet. The open-plan living room, dining area, and kitchen create a sense of spaciousness, while large glass doors allow natural light and provide access to the terrace and yard, ideal for family gatherings and outdoor enjoyment.

Underfloor heating, along with high-quality aluminum joinery that guarantees excellent thermal and sound insulation, ensures top-notch comfort. High-quality parquet flooring is installed in the bedrooms, and the apartment is equipped to the highest standards.

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An additional advantage of this property is the spacious basement, which can be used as a wine cellar, storage, or space for various hobbies. This apartment is perfect for family living or as an investment in a luxury property in an attractive location.

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

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.