MANUEL ESTATE
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Code :	11437
Location :	Poreč
Building size :	106.03 m2
Garden size :	116.92 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 €

We present a modern and spacious apartment in Poreč, located on the ground floor of an exclusive building with a total of four apartments. This property exudes top-quality construction, privacy, and comfort, offering the perfect blend of elegance and functionality. The apartment has a private entrance and two designated parking spaces, ensuring a high level of convenience and practicality.

Situated in a peaceful part of Poreč, the apartment is just two kilometers from the sea and in close proximity to all essential amenities, including shops, schools, and kindergartens. The total living area is 80 square meters, complemented by a 16.41-square-meter basement, a spacious 117-square-meter garden, and a 17.10-square-meter terrace, making this property an ideal home for families or an attractive investment opportunity.

The apartment consists of three spacious bedrooms, with the master bedroom featuring its own private bathroom, while the second bathroom is shared. The open-concept living room, kitchen, and dining area create a bright and airy space, with large glass doors providing direct access to the terrace and garden, perfect for relaxation and social gatherings.

Underfloor heating ensures exceptional comfort, while aluminum joinery guarantees excellent thermal and sound insulation. The bedrooms are fitted with high-quality parquet flooring, adding to

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the elegance and coziness of the space. The basement, accessible directly from the apartment, can serve as a wine cellar, storage room, or hobby space.

With its private entrance, spacious garden, and dedicated parking spaces, this apartment offers the feeling of living in a house. It is an excellent opportunity for luxurious living or an attractive investment. Contact us today for more information and 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.