MANUEL ESTATE
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Code :	11438
Location :	Poreč
Building size :	126.38 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 :	2
Seaview :	Yes
Parking :	Yes
Storage :	Yes
Central heating :	Yes
Energy efficiency :	Not specified
Year of construction :	2025

Price :	475.000 €

A luxurious apartment for sale in Poreč, offering the perfect balance of modern design, comfort, and privacy. Located in a peaceful area just two kilometers from the sea, the apartment is close to essential amenities such as shops, schools, and kindergartens, making it an ideal home for a family or an investment.

This unique property features a private entrance and two private parking spaces, ensuring maximum privacy and comfort. Upon entering the apartment, there is a staircase leading to a 15.12 m² basement, ideal for a wine cellar, bicycle storage, or additional storage space.

The main living area is located on the first floor and spans 80 m², offering a modern and spacious interior. The open concept living room, dining area, and kitchen create a sense of airiness and comfort. Through the glass wall in the living room, you can access an elegant 6.27 m² balcony, perfect for relaxing with your morning coffee and enjoying the sea view. The apartment includes three spacious bedrooms, each with high-quality parquet flooring. The apartment features one modernly equipped bathroom, and for added comfort and functionality, there is a separate toilet.

A special gem of this property is the private rooftop terrace of 48.66 m², located on the second floor, offering spectacular panoramic views of the sea and surrounding nature. The terrace is equipped with all necessary connections for a summer kitchen

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and jacuzzi, creating the perfect place for socializing, sunbathing, and enjoying warm summer evenings.

The apartment is equipped with underfloor heating throughout the space, adding to the comfort year-round. With its thoughtful layout, functionality, and privacy, this apartment offers the feeling of living in a house and represents a rare opportunity on the market.

Don't miss the chance to own this exclusive 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.