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









Code :	11439
Location :	Poreč
Building size :	106 m2
Garden size :	160 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 €

We present a modern and spacious apartment located on the ground floor of an exclusive building with a total of four units, situated in a quiet area of Poreč. This property stands out for its high-quality construction, privacy, and comfort, offering a perfect blend of elegance and functionality.

The apartment has its own private entrance and two dedicated parking spaces, ensuring a high level of convenience and practicality. The total living area is 75 m², complemented by a 19.85 m² basement with direct access from the apartment, a spacious 140 m² yard, and a 20.21 m² terrace, making this property an excellent choice for family living or investment.

The floor plan includes three spacious bedrooms, a bathroom, and a separate toilet. The open-concept living room, kitchen, and dining area enhance the sense of space and natural light, while large glass doors provide direct access to the terrace and yard, creating an ideal setting for relaxation and socializing.

The apartment is equipped with underfloor heating, and aluminum joinery ensures excellent thermal and sound insulation. The bedrooms feature high-quality parquet flooring, further emphasizing the elegance and comfort of the space. The basement, accessible directly from the apartment, can serve as a wine cellar, storage room, or hobby area, adding extra functionality.

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With its private entrance, exclusive yard, and dedicated parking spaces, this apartment offers the feel of living in a house. An ideal opportunity for luxury 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.