MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

**MANUEL ESTATE**
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| | |
|---|---|
| **Code :** | 11444 |
| **Location :** | Poreč |
| **Building size :** | 171.05 m2 |
| **Distance from center :** | 1500 m |
| **Distance from sea :** | 2000 m |
| **Distance from airport :** | 55 km |
| **Number of floors :** | 3 |
| **Number of bedrooms :** | 4 |
| **Number of bathrooms :** | 5 |
| **Parking :** | Yes |
| **Storage :** | Yes |
| **Air conditioner :** | Yes |
| **Central heating :** | Yes |
| **Energy efficiency :** | Not specified |
| **Year of construction :** | 2026 |

Price : 596.500 €

In a peaceful and attractive part of Poreč, just 2 kilometers from the sea, a modern terraced house is being built, offering the perfect balance between comfortable family living and proximity to all essential amenities. Located in an urban yet quiet neighborhood, this property provides quick access to shops, restaurants, cafes, and pizzerias while ensuring privacy and a pleasant living space.

The house spans 171 m² across three floors, thoughtfully designed to meet the needs of a modern family. The ground floor features an elegant entrance area leading into a spacious open-plan living room with a kitchen and dining area. Large glass doors allow for plenty of natural light and provide direct access to a covered terrace and garden, ideal for relaxation and outdoor gatherings. This level also includes a bedroom, a fully equipped bathroom, a utility/laundry room, and a practical storage space.

The first floor consists of three spacious bedrooms, each with its own private bathroom, ensuring maximum privacy and comfort for all family members. Two of the bedrooms have access to an elegant loggia, offering a beautiful view of the surroundings.

The top floor is designed as a private relaxation oasis, featuring an exclusive spa area with a sauna, an additional bathroom, and a spacious terrace with numerous possibilities for enjoying the fresh air.

The construction meets high-quality standards, using premium materials and modern technology. The walls are made of 25 cm

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thick block bricks, while 12 cm of thermal insulation ensures optimal energy efficiency. PVC joinery with triple-glazed windows, shutters, and mosquito nets further enhances thermal and sound insulation. Underfloor heating and air conditioning provide a comfortable temperature throughout the year, while solar panels contribute to additional energy savings.

The outdoor area offers two private parking spaces on a paved driveway, ensuring convenience and added value to the property.

The expected completion date is June 2026, and the house is being sold as a "turnkey" project, without furniture, allowing future owners to customize the interior according to their preferences and needs.

This modern terraced house is an ideal home for families seeking a high-quality and functional living space near the sea and all urban amenities. 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.