MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

MANUEL ESTATE
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Code :	11445
Location :	Poreč
Building size :	166.18 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 : 570.600 €

For sale: a modern and spacious house with a total area of 166.18 m², located in a peaceful neighborhood just 1.5 km from the city center and 2 km from the nearest beaches. This attractive property offers the perfect balance between urban living and privacy, with close proximity to all essential amenities such as schools, kindergartens, shops, and other services.

The house spans three levels—ground floor, first floor, and attic—designed with a focus on comfort, functionality, and high-quality construction. The ground floor features a spacious open-plan living room and kitchen area of 44.84 m², with a large glass wall providing direct access to a private garden. Additionally, this floor includes one bedroom and a bathroom.

An internal staircase leads to the first floor, where there are three generous bedrooms, each with its own private bathroom. Two of the bedrooms have access to a loggia, an ideal spot for morning coffee and relaxation. On the top level, the attic, there is a spa area, an additional bathroom, a storage room, and an uncovered rooftop terrace of 48.95 m², perfect for enjoying outdoor living.

The house is built to the highest standards of quality and energy efficiency. The walls are made of 25 cm thick block bricks, with 12 cm thermal insulation ensuring optimal temperature control throughout the year. PVC windows with triple glazing, shutters, and insect screens further enhance comfort. Underfloor heating and air conditioning provide ideal living conditions in all seasons, while solar panels contribute to additional energy efficiency.

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The property includes a paved area in the front yard with two private parking spaces. It is being sold as a "turnkey" project, unfurnished, with completion and move-in planned for June 2026.

This house is an excellent opportunity for family living or as an investment, thanks to its prime location in a peaceful neighborhood, close to the city and the sea, and built with top-quality materials. For more information and to arrange a viewing, contact us today.

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.