MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

MANUEL ESTATE
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Code :	11447
Location :	Poreč
Building size :	126.34 m2
Distance from center :	1500 m
Distance from sea :	2000 m
Distance from airport :	55 km
Number of floors :	3
Number of bedrooms :	3
Number of bathrooms :	3
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Central heating :	Yes
Energy efficiency :	Not specified
Year of construction :	2026

Price : 467.000 €

A modern townhouse for sale in a peaceful neighborhood of Poreč, ideal for family living or investment. Located in a prime position, close to the city center and all necessary amenities, while still offering peace and privacy. The sea is just 2 km away, with shops, restaurants, and cafés within walking distance.

The house has a total area of 126.34 m² and is spread over three floors. The ground floor features a spacious open-plan living room with a kitchen and dining area, opening onto a covered terrace and garden. This level also includes a utility/laundry room, a guest toilet, and a staircase leading to the upper floors. The first floor consists of two bedrooms, one of which has a walk-in closet and a private bathroom, an additional bathroom, and a storage room. The attic hosts the master bedroom with its own bathroom, walk-in closet, and a covered terrace perfect for relaxation.

Built with high-quality materials and designed for maximum comfort, the house includes underfloor heating and air conditioning to ensure a pleasant temperature year-round. Solar panels provide additional energy efficiency. The construction features 25 cm thick brick walls, 12 cm thermal insulation, and PVC windows with triple glazing, shutters, and insect screens. In front of the house, there are two paved parking spaces.

The expected completion date is June 2026. The house is sold as a "turnkey" property, without furniture.

For more information and to schedule a viewing, contact us.

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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.