MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

MANUEL ESTATE
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Code :	11448
Location :	Poreč
Building size :	122.27 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 €

For sale is a modern townhouse located in a peaceful neighborhood of Poreč, in an excellent position that offers the perfect balance between proximity to the city center and privacy. The house is only 2 km from the sea and just a few minutes away from all essential amenities, including shops, restaurants, cafes, and pizzerias. This is the perfect place for family living or vacation. The house, with an area of 122.27 m², spreads over three floors and offers a spacious and functional layout. The ground floor includes an entrance area leading into a large open-plan living room with a kitchen and dining area, with access to a covered terrace and garden. This floor also includes a utility/laundry room, an additional WC, and a staircase leading to the first floor. The first floor consists of an entrance hall, two bedrooms, one of which has a walk-in closet and an en-suite bathroom, an additional bathroom, and a storage room. The top floor features a spacious master bedroom with an en-suite bathroom, walk-in closet, and a covered terrace ideal for relaxation. This house offers high quality and comfort, with underfloor heating and air conditioning ensuring a pleasant temperature throughout the year. Solar panels further increase the energy efficiency of the property. The quality construction includes block walls (25 cm), thermal insulation (12 cm), PVC windows with triple-glazed glass, shutters, and mosquito nets. The property also benefits from two parking spaces in the paved area in front of the house. The planned completion and move-in date is June 2026. The house is being sold "turnkey," without furniture, allowing you to customize the interior to your preferences. Don't miss the opportunity to purchase this exceptional home in Poreč, perfect for quality living in Istria!

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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.