MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

MANUEL ESTATE
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Code :	11460
Location :	Poreč
Building size :	84.50 m2
Garden size :	135 m2
Distance from center :	3000 m
Distance from sea :	3000 m
Distance from airport :	54 km
Floor :	Ground floor
Number of floors :	1
Number of bedrooms :	2
Number of bathrooms :	1
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Central heating :	Yes
Energy efficiency :	Not specified
Year of construction :	2025

Price : 312.000 €

A ground-floor apartment is for sale in a new residential building consisting of a total of five apartments. The apartment is located in a quiet area, 3 kilometers from the center of Poreč and the sea.

The apartment covers an area of 84.50 m², and the layout includes an entrance hall, laundry room/wardrobe, WC, bathroom, two bedrooms, kitchen, dining room, and living room. From the living room, there is access to a covered terrace of 20 m², which is connected to a yard of 130 m².

Next to the entrance, there is a technical room/boiler room with a heat pump. The apartment is equipped with underfloor heating via a heat pump and inverter air conditioners in all rooms.

The interior will feature high-quality Italian ceramics from FAP Ceramiche, and the windows are made of Sonal aluminum with triple-glazed windows. All windows are equipped with ALU shutters, and the living room features a glass wall. Mosquito nets are installed in the bedrooms and the bathroom. The building's insulation is 10 cm thick.

The apartment comes with two parking spaces in front of the building. This property offers the perfect combination of comfort, modern equipment, and an attractive location. Nearby are a kindergarten, nursery, school, shops, and excellent traffic connections, making it ideal for family living or as an investment.

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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.