MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

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Code :	11461
Location :	Poreč
Building size :	83.50 m2
Distance from center :	3000 m
Distance from sea :	3000 m
Distance from airport :	54 km
Floor :	1
Number of floors :	1
Number of bedrooms :	2
Number of bathrooms :	1
Parking :	Yes
Storage :	Yes
Central heating :	Yes
Energy efficiency :	Not specified
Year of construction :	2025

Price : 280.000 €

A modern and luxurious apartment is for sale on the first floor of a residential building, located in a quiet area of Poreč, just 2500 meters from the sea and the city center. This property offers the perfect combination of a peaceful location with the proximity to all necessary amenities, making it an ideal choice for family living, as well as an excellent investment opportunity.

The apartment features a spacious living room, kitchen, large dining area, and two bedrooms. The living room is filled with natural light, creating a pleasant atmosphere for relaxation. The large 18 m² terrace is perfect for outdoor enjoyment and extends the living space.

Additional rooms include a laundry room, a boiler/technical room with central heating, a separate WC, and a bathroom, making this apartment highly functional and well-equipped for daily life. The apartment also includes a 4 m² storage room, providing extra comfort and space for storage, while two private parking spaces ensure stress-free parking.

One of the main advantages of this property is its modern and luxurious design, with the building constructed to high-quality standards. Central underfloor heating and inverter air conditioners in all rooms ensure maximum comfort throughout the year, while the high-quality materials used in the construction guarantee durability and energy savings.

The location of the apartment is also a key advantage. It is situated in a quiet neighborhood, offering privacy and tranquility,

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while still being close to all essential amenities, such as supermarkets, restaurants, schools, and pharmacies. Proximity to the beach and the city center allows for easy access to everything Poreč has to offer, whether it's tourist attractions, cultural activities, or everyday needs.

This apartment offers the perfect solution for those seeking a quality living space in Poreč. Whether you're looking for a family home or a property for investment, this apartment provides everything you need: a peaceful location, spacious interior, high building quality, and proximity to all necessary amenities. Due to its location, it is ideal for long-term residence or as an investment in tourist rentals.

For more information or 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.