MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

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Code :	11462
Location :	Poreč
Building size :	181 m2
Distance from center :	3000 m
Distance from sea :	3000 m
Distance from airport :	54 km
Floor :	2
Number of floors :	1
Number of bedrooms :	4
Number of bathrooms :	2
Parking :	Yes
Storage :	Yes
Air conditioner :	Yes
Central heating :	Yes
Energy efficiency :	A
Year of construction :	2025

Price : 519.000 €

A luxury penthouse of 181.45 m² is for sale, located on the second floor of a modern residential building consisting of five exceptional residential units. This luxury penthouse is situated in a quiet and peaceful location, only 3000 meters from the sea and 2500 meters from the center of Poreč. It is perfect for those seeking a combination of privacy, comfort, and proximity to all necessary amenities.

Spacious and Functional Design:

The penthouse impresses with its smart and functional layout. It consists of a spacious living room, modern kitchen, and a large dining area that together make up 67.36 m². This space is ideal for family gatherings and enjoying all moments. The large terrace, 36 m² in size, offers the perfect space for relaxation and outdoor living.

Comfortable Living Space:

The penthouse features four spacious bedrooms, ensuring privacy and comfort. In addition, there are two luxurious bathrooms, a toilet, a laundry room, and a boiler/technical room with a central heating system. These additional spaces make living in this penthouse both functional and comfortable.

Additional Spaces and Amenities:

In addition to the living areas, the penthouse includes a 4 m²

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storage room, a 90 m² rooftop terrace with a beautiful view, and four parking spaces, providing secure parking for the owners and their guests.

High-Quality Construction and Equipment:

The penthouse will be equipped with high-quality materials, including central underfloor heating in all rooms and inverter air conditioning units in every room, ensuring comfort throughout the year.

Space Flexibility:

The penthouse can be divided into two separate units, each with an area of 114.74 m², along with its own rooftop terrace, making it ideal for families or as an investment opportunity for rental purposes.

Luxury Location:

This property offers the perfect combination of luxury, functionality, and a beautiful location. Located in a peaceful environment but with easy access to amenities such as restaurants, shops, beaches, and cultural attractions, it is ideal for family life as well as for investment in tourism.

Ideal Investment:

Due to its spatial flexibility and luxury characteristics, this penthouse represents an exceptional investment. Whether you wish to use it as a family home or a luxury property for tourist rentals, this property offers a high return on investment.

For more information or to arrange a viewing of this unique property, 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.