

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11463
<b>Location :</b>	Poreč
<b>Building size :</b>	181.45 m <sup>2</sup>
<b>Distance from center :</b>	3000 m
<b>Distance from sea :</b>	3000 m
<b>Distance from airport :</b>	54 km
<b>Floor :</b>	2
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Parking :</b>	Yes
<b>Storage :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Central heating :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2025

**Price :** 519.000 €

An exclusive 181.45 m<sup>2</sup> penthouse is for sale in a modern residential building with a total of five luxurious units, located in a peaceful and attractive area near Poreč. Just 3 km from the sea and 2.5 km from the town center, this property offers the perfect combination of tranquility and proximity to all urban amenities.

### Spacious Interior and Premium Layout

Elegantly designed, this penthouse offers a generous living room, a modern kitchen, and a dining area, all combined in a spacious open-plan layout of 67.36 m<sup>2</sup> – ideal for relaxation, family gatherings, and entertaining. An impressive 36 m<sup>2</sup> terrace provides additional space for enjoying the outdoors with views of the surrounding nature.

### Four Bedrooms and High-End Features

The penthouse features four comfortable bedrooms, two luxurious bathrooms, an additional toilet, a laundry room, and a technical room with a central heating system. Every detail has been thoughtfully designed to ensure comfort, functionality, and style.

### Private Rooftop Terrace and Extra Amenities

Included with the property is a 90 m<sup>2</sup> rooftop terrace with panoramic views – a perfect spot for sunbathing, relaxation, or setting up a private oasis with a jacuzzi. Additionally, the property comes with four private parking spaces and a 4 m<sup>2</sup> storage room.

### Top-Quality Construction and Equipment



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Built to the highest standards, the penthouse is equipped with central underfloor heating, inverter air conditioning units in all rooms, and premium ceramics and carpentry. Energy efficiency and year-round comfort are guaranteed.

**Option to Divide Into Two Units**

Thanks to its flexible layout, the penthouse can be divided into two separate residential units of 114.74 m<sup>2</sup> each, both with their own rooftop terraces. This makes it ideal for two families or as an investment opportunity for tourist rentals.

**Prime Location in Poreč**

Located in a quiet part of Poreč, this penthouse offers fast access to beaches, restaurants, shops, and all essential amenities. Its proximity to the sea and the town center makes it an excellent choice for permanent residence, a holiday home, or rental property.

**Luxury Property With Potential – Ideal for Living or Investment**

This one-of-a-kind property combines luxury, comfort, and functionality. Whether you're looking for your dream home or a high-end investment in the tourism market, this penthouse has it all.

Contact us today for more information or 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.