

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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|                                |                    |
|--------------------------------|--------------------|
| <b>Code :</b>                  | 11168              |
| <b>Location :</b>              | Poreč              |
| <b>Building size :</b>         | 253 m <sup>2</sup> |
| <b>Distance from center :</b>  | 900 m              |
| <b>Distance from sea :</b>     | 500 m              |
| <b>Distance from airport :</b> | 60 km              |
| <b>Floor :</b>                 | 2                  |
| <b>Number of floors :</b>      | 1                  |
| <b>Number of bedrooms :</b>    | 5                  |
| <b>Number of bathrooms :</b>   | 5                  |
| <b>Seaview :</b>               | Yes                |
| <b>Parking :</b>               | Yes                |
| <b>Garage :</b>                | Yes                |
| <b>Storage :</b>               | Yes                |
| <b>Air conditioner :</b>       | Yes                |
| <b>Elevator :</b>              | Yes                |
| <b>Central heating :</b>       | Yes                |
| <b>Energy efficiency :</b>     | Not specified      |
| <b>Year of construction :</b>  | 2022               |

**Price :** price on request €

The exclusive penthouse is located in Poreč, in a great location, near the beach, only 500 meters from the sea, and 900 meters from Freedom Square and the city center, close to all amenities for a comfortable everyday life.

A luxurious apartment with a living area of 253 m<sup>2</sup> consists of a large living room, kitchen and dining room; it has 5 bedrooms and 5 bathrooms.

The quality of construction and availability of contents, commercial, cultural, educational and recreational facilities necessary for a quality family life are the elements that adorn these spacious apartments in this urban villa with only 5 residential units.

The apartment has independent underfloor heating with a heat pump. Each room has thermostats to regulate the temperature in the room. The apartment also has a chimney. Air conditioners are installed in every room as well as in the living room. A total of 6 indoor units.

There are ceramic tiles on the floors in the apartment; in the kitchen, bathrooms and hallway. There is oak parquet in the living room and bedrooms.

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Additional features: telephone connection, pre-installed pipes for the possibility of installing optical cables so that later there is no saving for apartments, the building has an elevator of the Khone brand, the staircase is covered with stone, as well as internal benches, security doors, paved parking, at the door for the pedestrian entrance to a intercom with a video camera is installed in the building; built-in mailboxes for each apartment, parking space in the garage, storage room. Panoramic view of the sea.

Living room: 68.28 m<sup>2</sup>Bedroom: 13 m<sup>2</sup>Bedroom: 13.10 m<sup>2</sup>Bedroom: 9.68 m<sup>2</sup>Bathroom: 4.30 m<sup>2</sup>Bathroom: 4.16 m<sup>2</sup>Bathroom: 4.57 m<sup>2</sup>Hallway: 11.43 m<sup>2</sup>Terrace: 50% 28.94 m<sup>2</sup> = 14.47 m<sup>2</sup>Bedroom: 18.23 m<sup>2</sup>Bedroom: 9.68 m<sup>2</sup>Bathroom: 4.84 m<sup>2</sup>Bathroom: 4.84 m<sup>2</sup>Hallway: 7.90 m<sup>2</sup>Apartment area: 188.48 m<sup>2</sup>Garage: 24.20 m<sup>2</sup> x 0.50 = 12.10 m<sup>2</sup>Storage no. 6: 8.49 m<sup>2</sup> x 0.50 = 4.20 m<sup>2</sup>Warehouse no. 7: 6 m<sup>2</sup> x 0.50 = 3 m<sup>2</sup>Roof terrace: 182.08 m<sup>2</sup> x 0.25 = 45.52 m<sup>2</sup>Total: 253.3 m<sup>2</sup>

For all other information, 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 a brokerage commission in the amount of 3% + VAT of the total purchase price.