

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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|                                |                       |
|--------------------------------|-----------------------|
| <b>Code :</b>                  | 11116                 |
| <b>Location :</b>              | Poreč                 |
| <b>Building size :</b>         | 157.64 m <sup>2</sup> |
| <b>Garden size :</b>           | 172 m <sup>2</sup>    |
| <b>Distance from center :</b>  | 500 m                 |
| <b>Distance from sea :</b>     | 3000 m                |
| <b>Distance from airport :</b> | 70 km                 |
| <b>Floor :</b>                 | Ground floor          |
| <b>Number of floors :</b>      | 2                     |
| <b>Number of bedrooms :</b>    | 3                     |
| <b>Number of bathrooms :</b>   | 3                     |
| <b>Parking :</b>               | Yes                   |
| <b>Storage :</b>               | Yes                   |
| <b>Air conditioner :</b>       | Yes                   |
| <b>Energy efficiency :</b>     | Not specified         |
| <b>Year of construction :</b>  | 2023                  |

**Price :** 579.125 €

The apartment with an area of 157.64 m<sup>2</sup> (apartment 2, blue on the floor plans) extends over two floors: the ground floor and the first floor. On the ground floor there is a hallway, a spacious living room with an open kitchen and dining room, one bedroom, a bathroom and a toilet. From the living room there is direct access to a nice covered terrace of 12.90 m<sup>2</sup> and an uncovered terrace of 54 m<sup>2</sup> and a swimming pool in the yard of 17.50 m<sup>2</sup>. The first floor is accessed by internal stairs. There are two more bedrooms on the first floor, each with its own bathroom and access to a 10 m<sup>2</sup> balcony. The apartment also has a parking space and a storage room in the basement.

The residential building is provided with all communal infrastructure (road, city sewerage, electricity and water supply).

Turnkey purchase, property completely finished and ready to move in, without furniture. The planned completion of the works is the end of 2023. Agency commission is included in the price.

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.