

# MANUEL ESTATE

REAL ESTATE & CONSTRUCTION

## MANUEL ESTATE

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<b>Code :</b>	11175
<b>Location :</b>	Poreč
<b>Building size :</b>	66 m2
<b>Garden size :</b>	50 m2
<b>Distance from center :</b>	3000 m
<b>Distance from sea :</b>	2000 m
<b>Distance from airport :</b>	65 km
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Parking :</b>	Yes
<b>Air conditioner :</b>	Yes
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2023

Price : 235.000 €

In the immediate vicinity of the city of Poreč, this apartment will be located on the ground floor of a newly built building. The apartment has a total of 66.10 m2 of living space and 50 m2 of garden. It will consist of a spacious living room with access to the terrace and garden, an open-space kitchen, a dining room, two spacious bedrooms, a bathroom and a guest toilet. The entire apartment will be air-conditioned, the heating will be underfloor electric, and there will be two parking spaces belonging to the apartment in front of the building.

The apartments will be located on the edge of the construction zone, which will provide future owners with additional privacy and a peaceful atmosphere. All the necessities of life, such as schools, kindergartens, shops, children's parks, playgrounds, tourist camps, restaurants, post office, bank, pharmacy, are located near the town. The planned completion of construction is for the summer of 2025.

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.