



<b>Code :</b>	00140
<b>Location :</b>	Poreč
<b>Building area :</b>	72.2 m <sup>2</sup>
<b>Distance from the center :</b>	5000 m
<b>Distance from the sea :</b>	5000 m
<b>Orientation :</b>	West
<b>Floor :</b>	Raised Ground Floor
<b>Number of levels :</b>	2
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Storage room :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Year of construction :</b>	2026
<b>Condition :</b>	Under construction
<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Electricity infrastructure :</b>	Yes
<b>Water infrastructure :</b>	Yes
<b>Sewerage infrastructure :</b>	Yes

**Price** 254.000 €

In a very favorable location, just 5 kilometers from Poreč and the sea, a new residential building with a total of eight apartments is situated. The building offers a beautiful sea view, providing an exceptionally pleasant living atmosphere.

For sale is a two-level apartment with a total area of 72.20 m<sup>2</sup>, located on the high ground floor and the first floor of the building. The ground floor features a living room, kitchen, dining area, and a toilet, while the upper level accommodates two bedrooms and a bathroom. The apartment also includes a loggia of 5.83 m<sup>2</sup>, perfect for outdoor relaxation.

The apartment boasts a stunning sea view, further enhancing its cozy atmosphere. It is equipped with underfloor electric heating in the bathroom, while the living room and bedrooms each have their own air conditioning units, ensuring a comfortable temperature throughout the year.

The apartment also comes with a storage room of 7.7 m<sup>2</sup>, ideal



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for storing personal belongings, as well as one parking space in front of the building for maximum convenience.

This two-level apartment is perfect for those seeking a comfortable and functional living space, with excellent connectivity to the sea and the town.

For more information and to arrange a viewing of the apartment, please feel free to contact us.