



<b>Code :</b>	00159
<b>Location :</b>	Poreč
<b>Building area :</b>	96.7 m2
<b>Distance from the center :</b>	7000 m
<b>Distance from the sea :</b>	7000 m
<b>Orientation :</b>	South-West
<b>Floor :</b>	2
<b>Number of levels :</b>	1
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<b>Sea view :</b>	Yes
<b>Number of parking spaces :</b>	1
<b>Balcony :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Year of construction :</b>	2023
<b>Condition :</b>	New build
<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Occupancy permit :</b>	Yes
<b>Floor plan document :</b>	Yes
<b>Electricity infrastructure :</b>	Yes
<b>Water infrastructure :</b>	Yes
<b>Sewerage infrastructure :</b>	Yes

**Price** 400.000 €

For sale is a spacious and modernly furnished apartment, located just 7 km from Poreč and the sea. It is situated on the 2nd floor of a building with a charming panoramic view of the sea.

This residential space covers 94.20 m<sup>2</sup> and includes a bright living room, a functional kitchen with a dining area, and three comfortable bedrooms, one of which is a master bedroom with a private bathroom. Additionally, the apartment features another bathroom and a guest toilet, enhancing convenience. There is also a covered terrace of 3.37 m<sup>2</sup>, perfect for enjoying the sea view and beautiful sunsets.

It is equipped with modern amenities, including underfloor heating and air conditioning in all rooms, ensuring comfort year-round. Insect screens on the windows provide extra



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protection from bugs, while high-quality PVC joinery guarantees excellent sound insulation. The security door adds an extra layer of safety. Moreover, each room is equipped with a TV connection and a satellite antenna. The kitchen is thoughtfully designed and made from high-quality wooden materials, making it an ideal space for culinary delights.

The apartment comes with a 1/5 share of the common garden in front of the building, perfect for relaxation or gardening. It also includes a parking space in front of the building and a storage room in the basement.

The location is extremely attractive, with essential amenities such as shops, cafes, schools, and other conveniences in the pedestrian zone. The proximity to the city and the sea makes this apartment a perfect choice for family living or as an investment opportunity.

This property offers an extraordinary sea view and is being sold furnished with modern furniture and appliances, providing a comfortable living space in an excellent location.

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