



Code :	00171
Location :	Poreč
Building area :	55 m ²
Private garden :	70 m ²
Distance from the center :	5000 m
Distance from the sea :	5000 m
Orientation :	West
Floor :	Ground floor
Number of levels :	2
Number of floors :	3
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	1
Number of toilets :	1
Sea view :	Yes
Number of parking spaces :	1
Loggia :	Yes
Air conditioning :	Yes
Underfloor heating :	Yes
Year of construction :	2025
Condition :	New build
Ownership certificate :	Yes
Building permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price	235.000 €
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In a peaceful location, just 5 km from the center of Poreč and the sea, a modern residential building with nine residential units is under construction.

For sale is a two-level apartment with an area of 55 m² and a private entrance. The ground floor features an open-concept space that includes a kitchen, dining area, and living room, with access to a covered loggia of 6 m² that leads to a private garden of approximately 70 m² – perfect for outdoor enjoyment. The ground floor also includes a practical toilet. Upstairs, there are two comfortable bedrooms and a modern bathroom, and an additional advantage of the apartment is the sea view, which adds an extra touch of pleasant ambiance.

The apartment is equipped with underfloor heating powered by a heat pump and air conditioning units in every room, ensuring a



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comfortable temperature throughout the year.

The price includes VAT, and buyers are exempt from paying property transfer tax.

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