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|-------------------------------------|----------------------|
| <b>Code :</b>                       | 00179                |
| <b>Location :</b>                   | Poreč                |
| <b>Building area :</b>              | 77.39 m <sup>2</sup> |
| <b>Distance from the center :</b>   | 1000 m               |
| <b>Distance from the sea :</b>      | 3000 m               |
| <b>Orientation :</b>                | West                 |
| <b>Floor :</b>                      | Ground floor         |
| <b>Number of levels :</b>           | 1                    |
| <b>Number of floors :</b>           | 5                    |
| <b>Number of bedrooms :</b>         | 2                    |
| <b>Number of rooms :</b>            | 3                    |
| <b>Number of bathrooms :</b>        | 1                    |
| <b>Storage room :</b>               | Yes                  |
| <b>Number of parking spaces :</b>   | 2                    |
| <b>Air conditioning :</b>           | Yes                  |
| <b>Underfloor heating :</b>         | Yes                  |
| <b>Year of construction :</b>       | 2025                 |
| <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** **278.126 €**

In a peaceful location in Tar, just 5 km from Poreč and 3 km from the sea, we are offering for sale a ground-floor apartment in a new building as part of our exclusive offer. The building consists of 12 apartments and provides a tranquil living environment close to all essential amenities.

The apartment has a total area of 77.39 m<sup>2</sup> and comprises an entrance hallway, a utility room, a modern bathroom, two bedrooms, and a spacious living room connected to the kitchen and dining area. From the living area, there is access to a shared courtyard, which offers additional space for relaxation and outdoor enjoyment.

The apartment is built to meet standards for accessibility.

The building is constructed with quality materials, including PVC joinery with triple-glazed windows, ensuring high energy efficiency. Heating and cooling are provided by a fan-coil system connected to a heat pump.



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The apartment also includes two parking spaces in front of the building.

This property offers a serene lifestyle close to natural beauty while being in close proximity to Poreč and the sea, making it an excellent choice for families or anyone seeking a high-quality living space.

The price includes VAT, meaning the buyer does not pay property transfer tax.

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