



<b>Code :</b>	00180
<b>Location :</b>	Poreč
<b>Building area :</b>	77.72 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** **279.248 €**

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

The apartment has a total area of 77.72 m<sup>2</sup> and includes 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 apartment, there is access to a shared yard, providing additional space for outdoor enjoyment.

The apartment is designed to meet standards for accessibility.

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

The apartment also comes with two parking spaces in front of the



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building.

This property offers a peaceful 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 quality living space.

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

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