



<b>Code :</b>	00183
<b>Location :</b>	Poreč
<b>Building area :</b>	83.22 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>	1
<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>	1
<b>Garage :</b>	Yes
<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** **297.948 €**

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

The apartment has a total area of 83.22 m<sup>2</sup> and consists of 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 practical terrace measuring 11.26 m<sup>2</sup>, perfect for enjoying the outdoors.

The building is constructed with 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 includes a parking space in front of the building,



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as well as an additional parking space in the garage.

This property offers a tranquil lifestyle near 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 property transfer tax.

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