



<b>Code :</b>	00189
<b>Location :</b>	Poreč
<b>Building area :</b>	79.98 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>	3
<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>Sea view :</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** **286.932 €**

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

The apartment has a total area of 79.98 m<sup>2</sup> and comprises an entry hall, 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 of 10.37 m<sup>2</sup>, which offers a beautiful view of the sea.

The building is 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 comes with a parking space in front of the



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building, as well as an additional parking space in the garage.

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

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

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