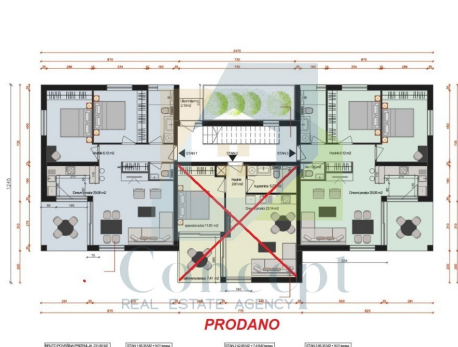




|                                     |                      |
|-------------------------------------|----------------------|
| <b>Code :</b>                       | 00196                |
| <b>Location :</b>                   | Poreč                |
| <b>Building area :</b>              | 68.03 m <sup>2</sup> |
| <b>Private garden :</b>             | 106 m <sup>2</sup>   |
| <b>Distance from the center :</b>   | 4000 m               |
| <b>Distance from the sea :</b>      | 4000 m               |
| <b>Orientation :</b>                | South-East           |
| <b>Floor :</b>                      | Ground floor         |
| <b>Number of levels :</b>           | 1                    |
| <b>Number of floors :</b>           | 2                    |
| <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>Terrace :</b>                    | 8.99 m <sup>2</sup>  |
| <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** **363.950 €**

In a peaceful neighborhood near Poreč, just 4 km from the city and the sea, apartments are for sale in a modern new building comprising a total of five residential units.

For sale is a ground-floor apartment with a total area of 68.03 m<sup>2</sup>, which additionally includes a terrace of 8.99 m<sup>2</sup> and a spacious garden of 106 m<sup>2</sup>. The apartment consists of an entrance hallway, a bathroom, two bedrooms, and a living room with a kitchen and dining area, from which there is access to a covered terrace connected to the garden.

The apartment will be sold completed to the stage that includes all finishing works except for furniture and lighting fixtures. Buyers have the option of complete interior design in collaboration with a design studio.

Mitsubishi air conditioning units are planned for heating and cooling, while underfloor heating will be electric. Each apartment



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will have one parking space with preparation for an electric car charging station, as well as a storage room located on the property.

The building will be constructed using high-quality materials, featuring a facade in two shades and wooden decorative elements, insulated with 10 cm thick styrofoam. The external joinery will be made of Wiconal aluminum profiles (RAL7039 FS) with triple-glazed windows and shutters. The entrance doors to the apartments will be aluminum with an integrated keypad, and the apartments will have anti-burglary and fire-resistant doors.

In the living areas, three-layer oak parquet will be installed, while hallways, bathrooms, and terraces will be tiled with ceramics. Sanitary fixtures will be from Hansgrohe, and the building will have a video surveillance system and a smoke vent dome on the roof. The external units of the air conditioning systems will be placed on the roof to maintain the aesthetic of the building.

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