



Code :	00392
Location :	Poreč
Building area :	137.57 m ²
Distance from the center :	2500 m
Distance from the sea :	1500 m
Orientation :	South
Floor :	1
Number of levels :	2
Number of floors :	3
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	2
Storage room :	Yes
Sea view :	Yes
Number of parking spaces :	2
Terrace :	Yes
Heat pump :	Yes
Underfloor heating :	Yes
Year of construction :	2024
Condition :	New build
Ownership certificate :	Yes
Building permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price **475.000 €**

For sale is an apartment with a total area of 137.57 m² on the first floor of a smaller building, located near the center of Poreč and the sea, featuring a rooftop terrace with a sea view.

The apartment consists of an entrance hallway with a wardrobe, a living room, and an open-concept kitchen with a dining area. Large glass walls provide plenty of natural light, and the living area opens onto a covered terrace.

The apartment has three bedrooms, one of which has an en-suite bathroom, while the second bathroom is shared by the remaining two bedrooms.

An internal staircase leads to a spacious rooftop terrace of 87.21 m², including 21.28 m² of green space. The terrace offers an unobstructed view of the sea. Plans are in place for the installation of a jacuzzi, summer kitchen, and pergola.



CONCEPT REAL ESTATE
Lošinjska 7, 52440 Poreč
e-mail: info@concept-porec.com
web: concept-porec.com
info: +385 99 408 1238

The apartment comes with two parking spaces, which will be connected by a path to a separate entrance to the apartment. It also includes a storage room in the basement with an area of 15.20 m².

Underfloor heating is planned via a heat pump, and the first phase for air conditioning will be implemented. The floors will be covered with parquet, while high-quality ceramics will be installed in the bathrooms and kitchen. Quality materials will be used for construction and furnishing, in line with the investor's previous projects.

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