



<b>Code :</b>	00393
<b>Location :</b>	Poreč
<b>Building area :</b>	126.38 m <sup>2</sup>
<b>Distance from the center :</b>	2500 m
<b>Distance from the sea :</b>	1500 m
<b>Orientation :</b>	South
<b>Floor :</b>	1
<b>Number of levels :</b>	2
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Storage room :</b>	Yes
<b>Sea view :</b>	Yes
<b>Number of parking spaces :</b>	2
<b>Terrace :</b>	Yes
<b>Heat pump :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Year of construction :</b>	2024
<b>Condition :</b>	New build
<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** **475.000 €**

For sale is an apartment with a total area of 126.38 m<sup>2</sup>, located on the first floor of a modern building near the center of Poreč and the sea. The apartment features a rooftop terrace with a sea view.

In terms of layout, the apartment consists of an entrance hall with a wardrobe, and a spacious living area that includes a living room, kitchen, and dining area in an open concept. Large glass walls provide plenty of natural light, and the living area leads out to a covered terrace.

The apartment has three bedrooms, with one having its own bathroom, while the other bathroom is shared by the remaining two rooms.

An internal staircase leads to the rooftop terrace with a total area of 85.67 m<sup>2</sup>, of which 37.01 m<sup>2</sup> is designated as green space. The terrace offers a panoramic view of the sea. Plans include the



**CONCEPT REAL ESTATE**  
**Lošinjska 7, 52440 Poreč**  
**e-mail: [info@concept-porec.com](mailto:info@concept-porec.com)**  
**web: [concept-porec.com](http://concept-porec.com)**  
**info: +385 99 408 1238**

installation of a jacuzzi, summer kitchen, and pergola.

The apartment comes with two parking spaces in the courtyard, connected by a pathway leading to a separate entrance to the apartment. It also includes a storage room in the basement with an area of 15.12 m<sup>2</sup>.

The apartment will feature underfloor heating via a heat pump and will be prepared for the installation of air conditioning units. The floors will be covered with high-quality parquet, while the bathrooms and kitchen will have premium tiles. The developer uses proven, high-quality materials, in line with previous projects.

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