



Code :	00394
Location :	Poreč
Building area :	106.03 m ²
Garden area :	99.82 m ²
Distance from the center :	2500 m
Distance from the sea :	1500 m
Orientation :	South
Floor :	Ground floor
Number of levels :	1
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 435.000 €

For sale is a ground-floor apartment with a total area of 106.03 m², along with a garden of 99.82 m², located in an attractive area not far from the center of Poreč and the sea.

The apartment consists of an entrance hallway with a wardrobe and a living area that features a living room, kitchen, and dining area in an open plan layout. Large glass walls ensure natural light, and the living space opens onto a covered terrace and a landscaped garden. There is the possibility of installing a summer kitchen and a jacuzzi in the garden, and partial sea views can be enjoyed from certain areas.

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



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The apartment has a separate entrance that leads via a path to two parking spaces in the garden, ensuring greater privacy and separation from the rest of the building. There is also a storage room of 16.41 m² in the basement that belongs to the apartment.

Heating will be provided through underfloor heating with a heat pump, and the first phase of air conditioning installation is planned. High-quality materials will be used in the apartments - floors will be covered with parquet, and premium ceramics will be installed in the bathrooms and kitchen, in accordance with previous projects by the well-known investor.

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