



Code :	00396
Location :	Poreč
Building area :	137.32 m ²
Distance from the center :	2500 m
Distance from the sea :	1500 m
Orientation :	South
Floor :	1
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 **475.000 €**

For sale is an apartment on the first floor with a rooftop terrace, with a total area of 137.32 m², located near the center of Poreč and the sea.

The apartment consists of an entrance hallway with a wardrobe and an open-plan living area that includes a living room, kitchen, and dining area. Large glass walls in the living area allow for plenty of natural light and lead out to a covered terrace. The apartment features three bedrooms, one bathroom, and an additional toilet.

An internal staircase leads to the rooftop terrace with a total area of 106.39 m², of which 34.90 m² is designated as a green area on the roof. The terrace offers a panoramic view of the sea. Plans include the installation of a jacuzzi, summer kitchen, and pergola.

The apartment has two parking spaces in the yard, accessible via a pathway connected to a separate entrance exclusively used by



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

this apartment, providing additional privacy. In the basement, there is a storage room with an area of 20.94 m² that belongs to the apartment.

Heating will be implemented through underfloor heating with a heat pump, and the initial phase for air conditioning units is also planned. The floors will be covered with parquet, while high-quality ceramics will be installed in the bathrooms and kitchen, in line with the investor's existing standards.

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