



<b>Code :</b>	00455
<b>Location :</b>	Poreč
<b>Building area :</b>	48.54 m <sup>2</sup>
<b>Distance from the center :</b>	1000 m
<b>Distance from the sea :</b>	1300 m
<b>Orientation :</b>	South
<b>Floor :</b>	2
<b>Number of levels :</b>	1
<b>Number of floors :</b>	4
<b>Number of bedrooms :</b>	1
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Storage room :</b>	1.2 m <sup>2</sup>
<b>Number of parking spaces :</b>	1
<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Year of construction :</b>	2025
<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** **184.217 €**

In the vicinity of Poreč, in a settlement with complete infrastructure and all necessary amenities, an apartment in a new building is for sale. The modern building consists of a total of 11 apartments and is equipped with an elevator, located just 1,300 meters from the sea.

The apartment is situated on the second floor and has an area of 48.54 m<sup>2</sup>. It comprises an entrance hallway, a bedroom, a bathroom, and an open-concept living room with a kitchen and dining area, leading out to a covered terrace.

It is equipped with electric underfloor heating in the living area and bathroom, as well as inverter air conditioning units in every room.

The apartment comes with one parking space and a storage room of 1.20 m<sup>2</sup>. VAT is included in the price, which means the buyer does not pay property transfer tax.

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



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