



<b>Code :</b>	00458
<b>Location :</b>	Poreč
<b>Building area :</b>	67.57 m <sup>2</sup>
<b>Distance from the center :</b>	200 m
<b>Distance from the sea :</b>	2000 m
<b>Orientation :</b>	South-West
<b>Floor :</b>	1
<b>Number of levels :</b>	1
<b>Number of floors :</b>	4
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Sea view :</b>	Yes
<b>Number of parking spaces :</b>	2
<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Year of construction :</b>	2027
<b>Condition :</b>	Under construction
<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** 290.550 €

For sale is an apartment with an area of 67.57 m<sup>2</sup>, located on the first floor of a new building just 2 km from the sea, in a location with excellent infrastructure and numerous amenities in close proximity. Within 100 meters of the building, there will be an elementary school, kindergarten, pharmacy, cafes, restaurants, and shopping centers.

The apartment will be part of a residential and commercial complex consisting of two urban buildings with a modern design, totaling twelve residential units and two commercial spaces. Each building will have four levels - ground floor and three upper floors. The apartment will include a living room with a kitchen and dining area, two bedrooms, a bathroom, a separate toilet, and a terrace with a sea view. It will also come with two parking spaces.

The buildings will be equipped with silent elevators, and the common areas will be finished with high-quality ceramics and stone. The apartments will feature PVC joinery with six chambers, triple-glazed windows, remote-controlled blinds, and insect



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screens. The entrance door will be anti-burglary, of high-security class, and the interior joinery will have wide frames. Installation of a video intercom, underfloor heating in all rooms, and air conditioning throughout the premises is planned. First-class ceramics will be selected according to the buyer's preferences.

The completion of works, obtaining the occupancy permit, and the division of the buildings into separate units are scheduled for spring 2027. The price of the apartment includes VAT, so the buyer does not pay real estate transfer tax.

This property represents a combination of modern construction, functional layout, and an attractive location near the sea and daily amenities, making it an excellent choice for year-round living.

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