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|-------------------------------------|----------------------|
| <b>Code :</b>                       | 00515                |
| <b>Location :</b>                   | Poreč                |
| <b>Building area :</b>              | 86.36 m <sup>2</sup> |
| <b>Private garden :</b>             | 110 m <sup>2</sup>   |
| <b>Distance from the center :</b>   | 200 m                |
| <b>Distance from the sea :</b>      | 3000 m               |
| <b>Orientation :</b>                | South                |
| <b>Floor :</b>                      | Ground floor         |
| <b>Number of levels :</b>           | 1                    |
| <b>Number of floors :</b>           | 4                    |
| <b>Number of bedrooms :</b>         | 3                    |
| <b>Number of rooms :</b>            | 4                    |
| <b>Number of bathrooms :</b>        | 1                    |
| <b>Number of toilets :</b>          | 1                    |
| <b>Number of parking spaces :</b>   | 2                    |
| <b>Terrace :</b>                    | Yes                  |
| <b>Air conditioning :</b>           | Yes                  |
| <b>Year of construction :</b>       | 2017                 |
| <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 | 385.000 € |
|-------|-----------|

For sale is an apartment on the ground floor of a building under construction in the vicinity of Poreč, with a total area of 86.36 m<sup>2</sup>. It is located in a quiet area, just 200 meters from the center of the settlement and 3 km from the sea.

Apartment "A" will consist of an entrance hallway, three bedrooms, one of which has access to the garden, a bathroom, a toilet, and an open living room with a kitchen and dining area, leading out to a terrace connected to the garden. The garden, with an area of 110 m<sup>2</sup>, will provide a pleasant space for outdoor living.

The apartment will be equipped with an air conditioning unit for heating and cooling. Electric blinds will be installed in the living room and dining area, and all windows will have built-in insect screens.

Two parking spaces are also included with the apartment.



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