



<b>Code :</b>	00544
<b>Location :</b>	Poreč
<b>Building area :</b>	82.2 m <sup>2</sup>
<b>Private garden :</b>	0 m <sup>2</sup>
<b>Distance from the center :</b>	300 m
<b>Distance from the sea :</b>	7000 m
<b>Orientation :</b>	West
<b>Floor :</b>	1
<b>Number of levels :</b>	1
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Storage room :</b>	Yes
<b>Sea view :</b>	Yes
<b>Number of parking spaces :</b>	2
<b>Terrace :</b>	23.8 m <sup>2</sup>
<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Year of construction :</b>	2026
<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** 316.470 €

For sale is an apartment on the first floor of a modern building in an excellent location, in a neighborhood with all the necessary amenities, just 7 km from Poreč and the sea. The apartment will have an interior area of 70.3 m<sup>2</sup>, with an additional 23.8 m<sup>2</sup> terrace offering a beautiful view of the sea.

The apartment will provide a comfortable space consisting of two spacious bedrooms, a dining area connected to the kitchen, a living room with access to a covered terrace, two bathrooms, and a storage room. Additionally, the apartment comes with a storage unit in the building's ground floor.

It will be equipped with aluminum joinery and electric underfloor heating, ensuring a pleasant living experience throughout the year. High-quality materials and modern design make this property a practical home for comfortable living. The apartment





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also includes two parking spaces.

All necessary facilities are located in close proximity — a school, kindergarten, supermarket, etc.

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