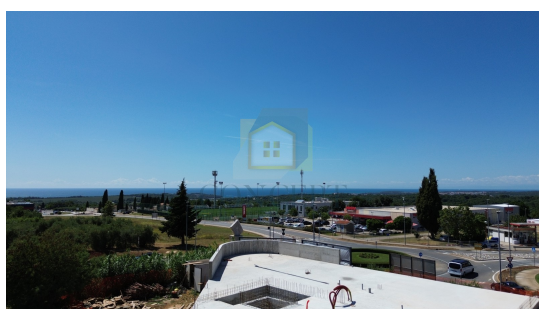




Code :	00548
Location :	Poreč
Building area :	80 m ²
Distance from the center :	200 m
Distance from the sea :	2000 m
Orientation :	South-West
Floor :	2
Number of levels :	1
Number of floors :	4
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	1
Number of toilets :	1
Sea view :	Yes
Number of parking spaces :	2
Air conditioning :	Yes
Underfloor heating :	Yes
Year of construction :	2027
Condition :	Under construction
Ownership certificate :	Yes
Building permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price	400.000 €
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For sale is an 80 m² apartment located on the second floor of a new building just 2 km from the sea, in an area with excellent infrastructure and numerous amenities nearby. Within 100 meters of the building, you will find an elementary school, kindergarten, pharmacy, cafés, restaurants, and shopping centers.

The apartment will be part of a residential-commercial complex consisting of two modern urban buildings, comprising a total of twelve residential units and two commercial spaces. Each building will have four floors – a 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. Additionally, the apartment will 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 windows with six



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chambers, triple-glazed glass, remote-controlled blinds, and insect screens. The entrance doors will be burglary-resistant and of high-security class, while the interior joinery will have wide door frames. Installation of video intercoms, underfloor heating in all rooms, and air conditioning throughout will be provided. First-class ceramics will be selected according to the buyer's preferences.

The completion of construction, 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 property transfer tax.

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

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