



Code :	00566
Location :	Poreč
Building area :	93.32 m ²
Private garden :	100 m ²
Distance from the center :	4000 m
Distance from the sea :	4000 m
Orientation :	West
Floor :	Ground floor
Number of levels :	1
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	2
Number of toilets :	1
Storage room :	7.51 m ²
Sea view :	Yes
Number of parking spaces :	2
Private pool :	Yes
Terrace :	14.95 m ²
Air conditioning :	Yes
Heat pump :	Yes
Underfloor heating :	Yes
Year of construction :	2024
Condition :	New build
Ownership certificate :	Yes
Building permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price **390.000 €**

In the vicinity of Poreč, just 4 km from both the town and the sea, this ground-floor apartment in a small residential building with four units is for sale. The apartment has an area of 96.56 m² and consists of an entrance hallway, an open-plan living room with a kitchen and dining area, three bedrooms, two bathrooms (one of which belongs to the master bedroom), a toilet, and a terrace accessible from the living room. The terrace leads to a private pool with a sunbathing area. The courtyard belonging to the apartment covers approximately 100 m² and is fenced. In the basement of the building, there is a storage room assigned to the apartment, and two parking spaces are also included.

The apartment is equipped with underfloor heating, a heat pump,



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and air conditioning units. It is sold furnished. High-quality materials were used in the construction, including triple-layer glass joinery, wooden interior and aluminum exterior joinery, stone cladding, and quality sanitary ware.

The apartment is located in a place about 4 km from Poreč and from well-maintained beaches. Nearby, there are promenades, cycling paths, a playground, a park, a forest, as well as restaurants, cafes, and shops.

The owner of the apartment is a legal entity, and the price includes VAT.

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