



Code :	00637
Location :	Poreč
Building area :	48 m ²
Distance from the center :	2000 m
Distance from the sea :	800 m
Floor :	Ground floor
Number of bedrooms :	1
Number of rooms :	2
Number of bathrooms :	1
Parking :	Yes
Garage :	Yes
Air conditioning :	Yes
Underfloor heating :	Yes
Year of construction :	2026
Condition :	New build
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Floor plan document :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price 256.015 €

For sale is a high-quality 48 m² apartment located on the ground floor of a modern new development, in an excellent location just 800 m from the sea and 2 km from the centre of Poreč. The apartment combines a functional layout, modern equipment and high-quality materials.

The apartment consists of an entrance hall, a spacious open-plan living room with kitchen and dining area, a loggia, bedroom, a bathroom.. The apartment also includes a parking space in the underground garage.

Particular attention has been paid to quality and energy efficiency during the construction and furnishing of the property. The apartment is equipped with Daikin air-conditioning units in all rooms, while heating and hot water are provided by a Daikin Altherma heat pump with underfloor heating. Heating, cooling and hot water can be controlled through a central system and via mobile phone.

Baldocer first-class 10 mm gres porcelain tiles have been installed in the apartments and common areas, while the

corridors and staircases are tiled up to a height of 120 cm for easier maintenance. The floors feature glued and lacquered Bjelin Woodura parquet with a scratch-resistant protective layer. Waterproofing, adhesives and grouts are supplied by Mapei.

Special attention has also been given to ventilation. Boiler rooms, bathrooms and kitchen extractor preparations have separate vertical ducts to prevent odours from being transferred between apartments. The building features a high-quality ETICS façade system combined with a ventilated façade and decorative panels, with 12 cm of mineral wool insulation.

Water supply and main water installations are made using Geberit Alu-Pex pipes. The apartment entrance doors are fire-resistant and burglar-resistant, manufactured by Mitra Zagreb, with dark wood decorative panels. Interior doors are manufactured by Marković joinery and feature solid frames, concealed hinges and black handles, finished with high-quality white polyurethane lacquer.

The external joinery consists of 8-chamber Kömmerling PVC profiles with triple glazing. All openings are equipped with insect screens and motorized shutters. The building also features a KONE lift with dark wood finishes and a mirror, Schüco entrance doors with an intercom system for each apartment, and garage doors with remote control. Each apartment has separate electricity and water meters.

The buyer is exempt from paying the 3% real estate transfer tax.

The excellent location, proximity to the sea and centre of Poreč, high-quality construction and modern equipment make this apartment an excellent choice for family living, holidays, long-term rental or tourist rental.