



Code :	00639
Location :	Poreč
Building area :	63 m ²
Distance from the center :	2000 m
Distance from the sea :	800 m
Floor :	2
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	1
Storage room :	Yes
Parking :	Yes
Garage :	Yes
Loggia :	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 **350.212 €**

For sale is a high-quality 63 m² apartment located on the ground floor of a modern newly built residential building, in an excellent location just 800 m from the sea and 2 km from the centre of Poreč. The apartment offers an excellent combination of functional layout, modern equipment and high-quality materials.

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

Special attention was paid to quality and energy efficiency during construction and furnishing. The apartment is equipped with Daikin air-conditioning units in all rooms, while heating and domestic hot water are provided by a Daikin Altherma heat pump combined with underfloor heating. Heating, cooling and domestic hot water can all be controlled through a single system and via mobile phone.

The apartments and common areas feature first-class 10 mm thick Baldocer porcelain stoneware tiles. 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 protective scratch-resistant layer. Waterproofing systems, adhesives and grouting materials are supplied by Mapei.

Particular attention has also been paid to ventilation. Boiler rooms, bathrooms and cooker-hood ventilation ducts have separate vertical shafts in order to prevent odours from spreading between apartments. The building features a high-quality ETICS façade system combined with a ventilated façade and decorative panels, with 12 cm of rock 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 decorative dark-wood panels. Interior doors are manufactured by Stolarija Marković, featuring solid frames, concealed hinges and black handles, finished with high-quality white polyurethane lacquer.

The external joinery consists of 8-chamber PVC profiles by Kömmerling with triple glazing. All openings are equipped with insect screens and motorised roller shutters. The building also features a KONE elevator with dark-wood finishes and a mirror, Schüco entrance doors with an intercom system for each apartment, as well as a remotely controlled garage door. Each apartment has separate electricity and water meters.

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

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