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|-------------------------------------|---------------------|
| <b>Code :</b>                       | 00136               |
| <b>Location :</b>                   | Poreč               |
| <b>Building area :</b>              | 73.4 m <sup>2</sup> |
| <b>Distance from the center :</b>   | 200 m               |
| <b>Distance from the sea :</b>      | 500 m               |
| <b>Orientation :</b>                | South-East          |
| <b>Floor :</b>                      | 1                   |
| <b>Number of levels :</b>           | 1                   |
| <b>Number of floors :</b>           | 2                   |
| <b>Number of bedrooms :</b>         | 2                   |
| <b>Number of rooms :</b>            | 3                   |
| <b>Number of bathrooms :</b>        | 1                   |
| <b>Number of toilets :</b>          | 1                   |
| <b>Storage room :</b>               | Yes                 |
| <b>Number of parking spaces :</b>   | 1                   |
| <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** **367.000 €**

For sale is an under-construction apartment located in a quiet part of Poreč, just a few minutes from the city center and the beaches. The apartment, with an area of 73.40 m<sup>2</sup>, will be situated in a building with five residential units, ensuring privacy and tranquility.

It will consist of a living room, kitchen with dining area, two bedrooms, a bathroom, and a guest toilet. The living room opens onto a spacious terrace of 12 m<sup>2</sup>, perfect for relaxing in the fresh air.

The price includes a parking space. Each room will be equipped with air conditioning, and there will be underfloor heating in all areas. The modern interior will be decorated with carefully selected materials.

Located in an excellent part of the city, the apartment offers quick access to shops, restaurants, and beaches, making it a perfect choice for lovers of Mediterranean living.



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