



<b>Code :</b>	00160
<b>Location :</b>	Poreč
<b>Building area :</b>	66.55 m <sup>2</sup>
<b>Distance from the center :</b>	100 m
<b>Distance from the sea :</b>	6000 m
<b>Orientation :</b>	South
<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>	2
<b>Number of parking spaces :</b>	1
<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Year of construction :</b>	2023
<b>Condition :</b>	New build
<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Occupancy permit :</b>	Yes
<b>Floor plan document :</b>	Yes
<b>Electricity infrastructure :</b>	Yes
<b>Water infrastructure :</b>	Yes
<b>Sewerage infrastructure :</b>	Yes

**Price** 340.000 €

We are selling an apartment on the first floor of a building with only 5 residential units. The apartment is located in a quiet neighborhood just 6 kilometers away from Poreč and the sea, making it an excellent housing solution or a property ideal for investment in tourism.

The building was constructed in 2023, and the apartment consists of two bedrooms, one of which has a private bathroom, an additional bathroom, and a spacious open-concept living room with a kitchen and dining area. The apartment is equipped with underfloor heating throughout and also has air conditioning for cooling.

For added luxury, the apartment features a jacuzzi on the spacious terrace and a sauna, allowing for complete relaxation. New, modern furniture, high-quality appliances, and other furnishings are included in the price.

The neighborhood where this apartment is located is excellently



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connected to Poreč, and all the necessary amenities for a comfortable family life or tourist rental are within walking distance.

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