



<b>Code :</b>	00163
<b>Location :</b>	Poreč
<b>Building area :</b>	124 m <sup>2</sup>
<b>Distance from the center :</b>	100 m
<b>Distance from the sea :</b>	3000 m
<b>Orientation :</b>	South-West
<b>Floor :</b>	2
<b>Number of levels :</b>	2
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Storage room :</b>	Yes
<b>Number of parking spaces :</b>	2
<b>Terrace :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Year of construction :</b>	2025
<b>Condition :</b>	New build
<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** **384.400 €**

We are selling a two-story apartment located on the first and second floors of a building under construction. The building has a total of four residential units, and this spacious apartment has a total area of 124 square meters.

On the first floor of the apartment, there are two bedrooms, a bathroom with a shower, and a spacious living room that is connected to the kitchen and dining area. From the living room, there is access to a terrace that offers plenty of light and airiness.

The second floor is reserved for the master bedroom, which has its own bathroom and two terraces, perfect for relaxation and enjoying the outdoor space.

The apartment also includes a storage room on the ground floor of the building, measuring 4.27 square meters, providing additional convenience and storage space. Additionally, the apartment has two parking spaces with charging sockets for electric vehicles.



**CONCEPT REAL ESTATE**  
**Lošinjska 7, 52440 Poreč**  
**e-mail: [info@concept-porec.com](mailto:info@concept-porec.com)**  
**web: [concept-porec.com](http://concept-porec.com)**  
**info: +385 99 408 1238**

The apartment is equipped with modern systems such as air conditioning and underfloor heating, ensuring a comfortable temperature throughout the year. PVC windows with electric blinds and 10 cm thick styrofoam thermal insulation guarantee energy efficiency and optimal insulation.

The location of the apartment is extremely convenient, within walking distance of all essential amenities such as shops, schools, kindergartens, restaurants, and post offices.

The price includes VAT, and the buyer does not pay property transfer tax.

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