



<b>Code :</b>	00169
<b>Location :</b>	Poreč
<b>Building area :</b>	51.04 m <sup>2</sup>
<b>Private garden :</b>	40 m <sup>2</sup>
<b>Distance from the center :</b>	5000 m
<b>Distance from the sea :</b>	5000 m
<b>Orientation :</b>	West
<b>Floor :</b>	Ground floor
<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>Sea view :</b>	Yes
<b>Number of parking spaces :</b>	1
<b>Loggia :</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** **225.000 €**

In a peaceful location, just 5 km from the center of Poreč and the sea, a modern residential building with nine units is being constructed, offering future residents privacy, comfort, and a beautiful sea view.

This ground-floor apartment has an area of 51.04 m<sup>2</sup>, and with a covered loggia of 4.28 m<sup>2</sup>, the living space is further expanded. The apartment consists of two bedrooms, a bathroom, and a spacious living room with an open-concept kitchen and dining area, creating a cozy and bright atmosphere. The living room opens onto a covered loggia that leads to a private garden of approximately 40 m<sup>2</sup>, perfect for enjoying the outdoors.

The apartment is equipped with underfloor heating via a heat pump and air conditioning units in each room, ensuring a comfortable temperature throughout the year. The apartment also includes a parking space in front of the building.



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The price includes VAT, and buyers are exempt from paying property transfer tax.

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