



<b>Code :</b>	00195
<b>Location :</b>	Poreč
<b>Building area :</b>	68.03 m <sup>2</sup>
<b>Private garden :</b>	120 m <sup>2</sup>
<b>Distance from the center :</b>	4000 m
<b>Distance from the sea :</b>	4000 m
<b>Orientation :</b>	South
<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>Storage room :</b>	Yes
<b>Number of parking spaces :</b>	1
<b>Terrace :</b>	8.99 m <sup>2</sup>
<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Year of construction :</b>	2025
<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** **370.250 €**

In a peaceful neighborhood near Poreč, just 4 km from the town and the sea, apartments in a newly constructed modern building with a total of five residential units are for sale.

For sale is a ground floor apartment with a total area of 68.03 m<sup>2</sup>, which additionally includes a terrace of 8.99 m<sup>2</sup> and a spacious garden of 120 m<sup>2</sup>. The apartment consists of an entrance hallway, a bathroom, two bedrooms, and a living room with a kitchen and dining area, which leads out to a covered terrace connected to the garden.

The apartment will be sold completed to a stage that includes all finishing works except for furniture and lighting fixtures. Buyers will have the option of complete interior design in collaboration with a design studio.

Mitsubishi air conditioning units are planned for heating and cooling, while underfloor heating will be electric. Each apartment



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will have one parking space with preparation for an electric car charger and a storage unit located on the property.

The building will be constructed with high-quality materials, featuring a façade in two shades and wooden decorative elements, insulated with 10 cm thick Styrofoam. The exterior joinery will be made of Wicona aluminum profiles (RAL7039 FS) with triple glazing and roller blinds. The entrance doors to the apartments will be aluminum with an integrated code lock, and the apartments will have anti-burglary and fire-resistant doors.

In the living areas, three-layer oak parquet will be installed, while hallways, bathrooms, and terraces will be tiled with ceramics. Sanitary fixtures will be from Hansgrohe, and the building will have a video surveillance system and a smoke vent dome on the roof. The outdoor units of the air conditioning will be placed on the roof to maintain the building's appearance.

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