



Code :	00197
Location :	Poreč
Building area :	66.08 m ²
Distance from the center :	4000 m
Distance from the sea :	4000 m
Orientation :	South-East
Floor :	1
Number of levels :	1
Number of floors :	2
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	1
Storage room :	Yes
Number of parking spaces :	1
Terrace :	8.99 m ²
Air conditioning :	Yes
Underfloor heating :	Yes
Year of construction :	2025
Condition :	Under construction
Ownership certificate :	Yes
Building permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price 250.000 €

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

For sale is an apartment on the first floor with a total area of 66.08 m², which additionally includes a terrace of 8.99 m² for outdoor relaxation. The apartment consists of an entrance hallway, a bathroom, two bedrooms, and a living room with a kitchen and dining area, from which there is access to a covered terrace.

The apartment will be sold completed to the stage where all finishing works are included, except for furniture and lighting fixtures. Buyers will have the option of full 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 will have one parking space with preparations for an electric



CONCEPT REAL ESTATE
Lošinjska 7, 52440 Poreč
e-mail: info@concept-porec.com
web: concept-porec.com
info: +385 99 408 1238

vehicle charging station, as well as a storage unit located on the property.

The building will be constructed using high-quality materials, featuring a façade in two shades and wooden decorative elements, insulated with 10 cm thick polystyrene. The external joinery will be made of Wicona aluminum profiles (RAL7039 FS) with triple-glazed windows and 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 ware will be 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 systems will be placed on the roof to maintain the building's appearance.

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