



<b>Code :</b>	00211
<b>Location :</b>	Poreč
<b>Building area :</b>	147.96 m2
<b>Distance from the center :</b>	1500 m
<b>Distance from the sea :</b>	1500 m
<b>Orientation :</b>	South-West
<b>Floor :</b>	3
<b>Number of levels :</b>	2
<b>Number of floors :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	2
<b>Number of parking spaces :</b>	1
<b>Terrace :</b>	Yes
<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** 436.500 €

In a quiet neighborhood with complete infrastructure, just 1500 meters from the sea, an apartment is for sale on the third floor of a modern building under construction. The location ensures proximity to all necessary amenities such as shops, restaurants, schools, and other facilities for a comfortable life.

The apartment has an internal area of 94.70 m<sup>2</sup>, consisting of an entrance hallway, three bedrooms, one of which has access to a private balcony, two bathrooms, and a spacious living room with a kitchen and dining area. From the living area, there is access to a large partially covered terrace with a total area of 32.27 m<sup>2</sup>. Above the apartment, there is a rooftop terrace of 110.09 m<sup>2</sup> that belongs to this apartment.

The apartment comes with one parking space in front of the building.

The building will have an elevator, which further enhances the comfort of living.



**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**

To maintain a pleasant temperature throughout the year, the apartment will be equipped with air conditioning units. In the living room with the kitchen and dining area, as well as in the bathrooms, electric underfloor heating will be installed.

The building is being constructed to high-quality standards, with carefully selected materials that ensure durability and energy efficiency.

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