



<b>Code :</b>	00249
<b>Location :</b>	Poreč
<b>Building area :</b>	86 m <sup>2</sup>
<b>Private garden :</b>	146 m <sup>2</sup>
<b>Distance from the center :</b>	2000 m
<b>Distance from the sea :</b>	1000 m
<b>Orientation :</b>	South-West
<b>Floor :</b>	Ground floor
<b>Number of levels :</b>	1
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Storage room :</b>	Yes
<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>	2023
<b>Condition :</b>	New build
<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Occupancy permit :</b>	Yes
<b>Electricity infrastructure :</b>	Yes
<b>Water infrastructure :</b>	Yes
<b>Sewerage infrastructure :</b>	Yes

**Price** 298.300 €

We are selling a three-bedroom apartment on the ground floor with a garden, located in an excellent location just 1 km from the sea!

The apartment has 87 m<sup>2</sup> and is situated in a newly built building with 4 residential units, and it also comes with a garden of 146 m<sup>2</sup>.

It consists of a spacious living room with a dining area, while the kitchen is somewhat separate. A hallway leads to 3 bedrooms and a bathroom. The apartment also includes a guest toilet at the entrance, as well as a storage room of 5 m<sup>2</sup> and space under the shared staircase that can be used as additional storage. The living room and kitchen lead out to a covered terrace and the garden.



**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**

Heating is provided by air conditioning and underfloor heating in the living room, bathroom, and hallway. The apartment comes with 1 parking space.

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