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|-----------------------------------|----------------------|
| <b>Code :</b>                     | 00349                |
| <b>Location :</b>                 | Poreč                |
| <b>Building area :</b>            | 85.21 m <sup>2</sup> |
| <b>Distance from the center :</b> | 1000 m               |
| <b>Distance from the sea :</b>    | 800 m                |
| <b>Orientation :</b>              | West                 |
| <b>Floor :</b>                    | 1                    |
| <b>Number of levels :</b>         | 1                    |
| <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>Air conditioning :</b>         | Yes                  |
| <b>Heat pump :</b>                | Yes                  |
| <b>Underfloor heating :</b>       | Yes                  |
| <b>Year of construction :</b>     | 2025                 |
| <b>Condition :</b>                | Under construction   |
| <b>Ownership certificate :</b>    | Yes                  |

**Price** 402.043 €

For sale is an apartment with an area of 71.97 m<sup>2</sup> on the first floor of a new residential building in Poreč, located just 800 meters from the sea. The apartment consists of an entrance hallway, three bedrooms, one of which has a private bathroom, while the other two share a common balcony, an additional bathroom, and a living room with a kitchen and dining area, leading to another balcony.

The apartment is part of a modern residential complex consisting of two buildings with a total of 88 apartments spread over four floors. The underground level of the building is designated for garage parking spaces and storage units, which are included in the price of the apartment.

The price includes a parking space in front of the building, and it is possible to purchase an additional garage space in the basement of the building.

The complex is designed according to modern standards, featuring high-quality aluminum joinery, a highly efficient heating and cooling system powered by heat pumps, an electric elevator, underground waste containers, optical internet, the ability to manage and maintain apartments, electric vehicle charging stations, and top-quality flooring materials.



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Located in a quieter part of the city, the apartment represents a quality option for living or investment, with the sea and the center of Poreč just a few minutes away.

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