



<b>Code :</b>	00366
<b>Location :</b>	Poreč
<b>Building area :</b>	167 m <sup>2</sup>
<b>Distance from the center :</b>	2500 m
<b>Distance from the sea :</b>	900 m
<b>Floor :</b>	2
<b>Number of levels :</b>	1
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<b>Sea view :</b>	Yes
<b>Number of parking spaces :</b>	2
<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Year of construction :</b>	2025
<b>Condition :</b>	New build
<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** **695.000 €**

Poreč, in a quiet urban neighborhood, is selling an apartment under construction with an area of 174.05 m<sup>2</sup>. It consists of a living room, a large terrace of 27 m<sup>2</sup> with a sea view, a kitchen, a dining room, 3 additional terraces, a hallway, 2 bedrooms - each with its own bathroom and access to a terrace, 2 storage rooms, a guest WC, and a SPA area with a sauna (the SPA area can be converted into a third bedroom with a bathroom). The apartment is located on the second floor of a building with a total of 5 residential units and is south-facing, ensuring plenty of natural light. The apartment will have 4 air conditioning units from Mitsubishi Electric (in the living room and bedrooms), underfloor heating throughout (heat pump), anti-burglary entrance door, PVC windows with insect screens and electric shutters, and it also includes two parking spaces in front of the building. The apartment is situated on a cul-de-sac with little traffic, 500 m from the public transport station, 900 m from the sea/beach, and 2.5 km from the center of Poreč.

Energy class "A".

Move-in date: December 31, 2025.