



Code :	00395
Location :	Poreč
Building area :	106.57 m2
Private garden :	100.85 m2
Distance from the center :	2500 m
Distance from the sea :	1500 m
Orientation :	South
Floor :	Ground floor
Number of levels :	1
Number of floors :	3
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	2
Storage room :	Yes
Sea view :	Yes
Number of parking spaces :	2
Terrace :	Yes
Heat pump :	Yes
Underfloor heating :	Yes
Year of construction :	2024
Condition :	New build
Ownership certificate :	Yes
Building permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price **435.000 €**

For sale is a ground-floor apartment with a total area of 106.57 m², accompanied by a yard of 100.85 m², located near the center of Poreč and the sea.

The apartment consists of an entrance hall with a wardrobe and an open-plan living space that includes a living room, kitchen, and dining area. Large glass walls allow for an abundance of natural light, and the living area opens onto a covered terrace and a landscaped yard. In the yard, there is the possibility to set up a summer kitchen and install a jacuzzi, along with a partial sea view.

The apartment features three bedrooms, one of which has an en-suite bathroom, while the other two bedrooms share an additional bathroom.



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There are two parking spaces in the yard, accessible via a path that connects to a separate entrance used exclusively by this apartment, ensuring a higher level of privacy and seclusion. Additionally, there is a storage room in the basement with an area of 19.85 m² that belongs to this apartment.

Heating will be provided through underfloor heating powered by a heat pump, and the first phase for air conditioning units is also planned. High-quality materials will be used—parquet flooring in the living areas and bedrooms, and top-notch ceramics in the bathrooms and kitchen, in line with the previous projects of a well-known investor.

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