



<b>Code :</b>	00432
<b>Location :</b>	Poreč
<b>Building area :</b>	65.23 m <sup>2</sup>
<b>Distance from the center :</b>	500 m
<b>Distance from the sea :</b>	7000 m
<b>Orientation :</b>	South-West
<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>	1
<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>	2024
<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

Old rice : 260.000 €

**New price :** 250.000 €

In a peaceful neighborhood, 7 kilometers from Poreč and well-maintained beaches, a second-floor apartment is for sale in a small building with a total of nine apartments.

The apartment has an area of 65.23 m<sup>2</sup> and consists of a living room with a kitchen and dining area, two bedrooms, and a bathroom. From the living room, there is access to a balcony of approximately 7 m<sup>2</sup> for outdoor enjoyment.

The apartment is equipped with air conditioning, and the bathroom features underfloor heating and complete sanitary fixtures. The entrance door is anti-burglary, and the entire apartment has top-quality thermal and sound insulation.

The apartment includes one parking space in front of the building. Nearby, there are a store, school, kindergarten, children's playground, and other amenities necessary for daily life.



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