



<b>Code :</b>	00437
<b>Location :</b>	Poreč
<b>Building area :</b>	115.27 m <sup>2</sup>
<b>Distance from the center :</b>	100 m
<b>Distance from the sea :</b>	500 m
<b>Orientation :</b>	South
<b>Floor :</b>	1
<b>Number of levels :</b>	1
<b>Number of floors :</b>	3
<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>Number of parking spaces :</b>	2
<b>Balcony :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Year of construction :</b>	2025
<b>Condition :</b>	Under construction
<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** **432.500 €**

For sale is an apartment on the second floor of a newly built building located in a quiet neighborhood, just a 5-minute walk from the sea, in the vicinity of Poreč. The apartment has a total area of 108.89 m<sup>2</sup> and is situated in a well-constructed building in an excellent location, suitable for year-round living or as a vacation property.

It consists of a hallway, a living room with an open-concept kitchen and dining area, three bedrooms, a bathroom, a toilet, a storage room with a designated space for a washing machine, and a balcony accessible through large glass walls from the living area.

The apartment features underfloor heating in the living room, bathroom, and toilet, as well as air conditioning units in all rooms. It comes with two parking spaces included in the price.

It is being sold in a high roh-bau phase, with the option to choose finishing materials and arrange the space according to personal



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preferences.

The distance to the sea is 500 meters. The expected completion of the works is scheduled for early 2026.

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