



<b>Code :</b>	00438
<b>Location :</b>	Poreč
<b>Building area :</b>	119.35 m <sup>2</sup>
<b>Private garden :</b>	150 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>	Ground floor
<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** **448.000 €**

For sale is an apartment on the ground floor of a new building in a quiet neighborhood, just a 5-minute walk from the sea, in the vicinity of Poreč. The apartment has a total area of 119.35 m<sup>2</sup> and is located in a well-constructed building in an attractive location, suitable for year-round living or as a holiday property.

It consists of a hallway, a living room with an open-concept kitchen and dining area, three bedrooms, a bathroom, a separate toilet, a storage room with designated space for a washing machine, as well as a covered terrace and a private garden with an area of approximately 150-200 m<sup>2</sup>, accessible from the living area through large glass walls.

The apartment features underfloor heating in the living room, bathroom, and toilet, as well as air conditioning in all rooms. The price includes two private parking spaces.

It is being sold in a high rough construction phase, with the



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possibility to choose finishing materials and arrange the space according to personal preferences.

The distance to the sea is 500 meters. The anticipated completion date for the works is early 2026.

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