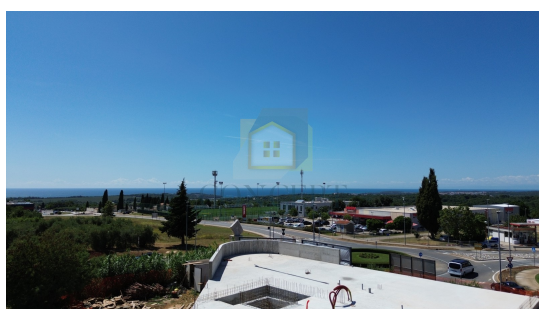




Code :	00459
Location :	Poreč
Building area :	69.59 m2
Distance from the center :	200 m
Distance from the sea :	2000 m
Orientation :	South-West
Floor :	3
Number of levels :	1
Number of floors :	4
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	1
Number of toilets :	1
Sea view :	Yes
Number of parking spaces :	2
Air conditioning :	Yes
Underfloor heating :	Yes
Year of construction :	2027
Condition :	Under construction
Ownership certificate :	Yes
Building permit :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price	299.300 €
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For sale is an apartment with an area of 69.59 m², located on the third floor of a newly built building just 2 km from the sea, in a location with excellent infrastructure and numerous amenities nearby. Within 100 meters of the building, there will be an elementary school, a kindergarten, a pharmacy, cafes, restaurants, and shopping centers.

The apartment will be part of a residential-commercial complex consisting of two urban buildings with modern design, totaling twelve residential units and two commercial spaces. Each building will have four floors – a ground floor and three upper floors. The apartment will include a living room with a kitchen and dining area, two bedrooms, a bathroom, a separate toilet, and a terrace with a sea view. The apartment will also come with two parking spaces.

The buildings will be equipped with silent elevators, and the common areas will be finished with high-quality ceramics and stone. The apartments will feature PVC joinery with six chambers,



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triple-glazed windows, remote-controlled blinds, and insect screens. The entrance doors will be anti-burglary, of high security class, and the interior joinery will have wide door frames. Installation of video intercoms, underfloor heating in all rooms, and air conditioning throughout the spaces is planned. First-class ceramics will be chosen according to the buyer's preferences.

The completion of construction, obtaining the occupancy permit, and the division of the buildings into individual ownership are planned for spring 2027. The price of the apartment includes VAT, so the buyer does not pay property transfer tax.

This property represents a combination of modern construction, functional layout, and an attractive location near the sea and daily amenities, making it an excellent choice for year-round living.

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