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|-------------------------------------|--------------|
| <b>Code :</b>                       | 00477        |
| <b>Location :</b>                   | Poreč        |
| <b>Building area :</b>              | 74.44 m2     |
| <b>Private garden :</b>             | 176.8 m2     |
| <b>Distance from the center :</b>   | 2700 m       |
| <b>Distance from the sea :</b>      | 1500 m       |
| <b>Floor :</b>                      | Ground floor |
| <b>Number of levels :</b>           | 1            |
| <b>Number of floors :</b>           | 2            |
| <b>Number of bedrooms :</b>         | 2            |
| <b>Number of rooms :</b>            | 3            |
| <b>Number of bathrooms :</b>        | 2            |
| <b>Number of toilets :</b>          | 1            |
| <b>Storage room :</b>               | Yes          |
| <b>Number of parking spaces :</b>   | 1            |
| <b>Air conditioning :</b>           | Yes          |
| <b>Underfloor heating :</b>         | Yes          |
| <b>Year of construction :</b>       | 2022         |
| <b>Condition :</b>                  | New build    |
| <b>Ownership certificate :</b>      | Yes          |
| <b>Building permit :</b>            | Yes          |
| <b>Occupancy permit :</b>           | Yes          |
| <b>Floor plan document :</b>        | Yes          |
| <b>Electricity infrastructure :</b> | Yes          |
| <b>Water infrastructure :</b>       | Yes          |
| <b>Sewerage infrastructure :</b>    | Yes          |

**Price** 430.000 €

For sale is an elegant apartment with two bedrooms and a beautiful garden, located 1.5 km from the beaches and 2.7 km from the historic center of Poreč. The apartment is situated on the ground floor of the building, has its own entrance, and features a stunning garden of 176 m2. It consists of a spacious living room, dining area, and kitchen, two bedrooms, two bathrooms, and a guest toilet. The apartment includes one parking space and a storage room.

This property is fully furnished and equipped, making it an excellent choice for family living due to its proximity to all essential amenities, as well as a great investment opportunity for year-round tourism.

The total area of the apartment and storage is 74.44 m2 + covered terrace 12.84 m2 = 87.28 m2.



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**APARTMENT EQUIPMENT:**

- Rooms: IPF parquet
- Alarm system and video surveillance
- Air conditioning: Samsung Wind Free
- Underfloor heating: Schlütter system
- Facade: Sto Ges, aluminum joinery, glass railing, Lea Ceramiche ceramics
- Sanitary ware: Catalano
- Faucets: Hansgrohe
- Geberit
- Lawn irrigation system