



<b>Code :</b>	00537
<b>Location :</b>	Poreč
<b>Building area :</b>	68.84 m <sup>2</sup>
<b>Private garden :</b>	100 m <sup>2</sup>
<b>Distance from the center :</b>	2000 m
<b>Distance from the sea :</b>	2000 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>Storage room :</b>	Yes
<b>Number of parking spaces :</b>	2
<b>Air conditioning :</b>	Yes
<b>Year of construction :</b>	2026
<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** **350.000 €**

In a quiet part of Poreč, just 2 kilometers from the sea, a modern apartment in a new building is for sale. This apartment is located on the ground floor of a smaller residential building with a total of four residential units.

The apartment has a total area of 68.84 m<sup>2</sup> and consists of a spacious living room with a kitchen and dining area, two bedrooms, two bathrooms, a hallway, and a storage room. The apartment's value is enhanced by a covered terrace of 20.37 m<sup>2</sup> and a garden of approximately 100 m<sup>2</sup>, which extends in front and to the side of the apartment.

The apartment is sold on a "turnkey" basis, with built-in fixtures carefully selected to meet high standards of modern living.

Air conditioning units from the renowned brand Daikin have been installed in every room, including the bedrooms. Luxury vinyl tiles (LVT) will be installed in the bedrooms, with the option to choose a different type of flooring for an additional fee.

The apartment is sold unfurnished and without lighting fixtures,



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allowing the new owner the freedom to arrange the interior according to their own preferences.

Additionally, two parking spaces come with the apartment.

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