



Code :	00549
Location :	Poreč
Building area :	80 m ²
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 **400.000 €**

For sale is an 80 m² apartment located on the third floor of a new building, just 2 km from the sea, in an area with excellent infrastructure and numerous amenities in the immediate vicinity. Within 100 meters of the building, there will be an elementary school, kindergarten, pharmacy, cafes, restaurants, and shopping centers.

The apartment will be part of a residential-commercial complex consisting of two urban buildings with a 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 comprise a living room with a kitchen and dining area, two bedrooms, a bathroom, a separate toilet, and a terrace with a sea view. Additionally, the apartment will 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 shutters, and mosquito nets. The entrance doors will be anti-burglary, of high security class, and the interior joinery will have wide door frames. The installation of video intercoms, underfloor heating in all rooms, and air conditioning in all spaces is planned. First-class ceramics will be selected according to the buyer's preferences.

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

This property represents a blend 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.