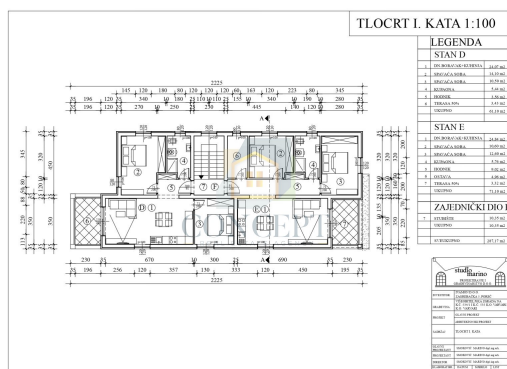


CONCEPT REAL ESTATE
Lošinjska 7, 52440 Poreč
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Code :	00611
Location :	Poreč
Building area :	71.1 m2
Distance from the sea :	3500 m
Floor :	1
Number of levels :	1
Number of floors :	1
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	1
Storage room :	Yes
Sea view :	Yes
Number of parking spaces :	2
Terrace :	Yes
Loggia :	Yes
Air conditioning :	Yes
Underfloor heating :	Yes
Year of construction :	2027
Energy class :	A+
Condition :	New build
Ownership certificate :	Yes
Building permit :	Yes
Occupancy permit :	Yes
Floor plan document :	Yes
Electricity infrastructure :	Yes
Water infrastructure :	Yes
Sewerage infrastructure :	Yes

Price	270.000 €
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Located just a short distance from the centre of Poreč, this attractive apartment of 71.10 m² is situated within a newly built residential complex consisting of four buildings. The apartment is positioned on the first floor of a modern building with only five residential units.

The layout comprises two bedrooms, an entrance hall, a bathroom, and an open-plan living room with kitchen and dining area. Additional features include a terrace and a storage room within the apartment.

The property also comes with two outdoor parking spaces in front of the building and an additional storage room on the ground floor.



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Heating and cooling are provided via air-conditioning units, while the bathroom will be equipped with electric underfloor heating.

The apartment features PVC joinery with triple-glazed windows, electric shutters, and mosquito screens on all windows.

The buyer has the possibility to choose the flooring materials according to personal preferences.

The property is subject to VAT; therefore, the buyer is exempt from paying the real estate transfer tax (3% of the purchase price).

Expected completion date: December 2027.