



Code :	00643
Location :	Poreč
Building area :	49 m2
Distance from the center :	2000 m
Distance from the sea :	800 m
Floor :	3
Number of bedrooms :	1
Number of rooms :	2
Number of bathrooms :	1
Number of parking spaces :	1
Loggia :	Yes
Air conditioning :	Yes
Underfloor heating :	Yes
Year of construction :	2
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 270.896 €

For sale is a modern and functionally designed apartment of 49 m², located on the 3rd floor of a high-quality new-build development, just 800 m from the sea and 2 km from the centre of Poreč.

The apartment consists of an entrance hallway, a spacious open-plan living room with kitchen and dining area, a loggia, one bedroom and a bathroom. The apartment also includes an outdoor parking space.

Particular attention was paid to quality and energy efficiency during construction and furnishing. The apartment is equipped with Daikin air-conditioning units in all rooms, while heating and domestic hot water are provided by a Daikin Altherma heat pump with underfloor heating. Heating, cooling and domestic hot water can be controlled through a single system and via mobile phone.

The apartments and common areas feature first-class Baldocer porcelain stoneware tiles, 10 mm thick. Corridors and staircases are tiled up to a height of 120 cm for easier maintenance. The floors are finished with glued and lacquered Bjelin Woodura

parquet with a protective scratch-resistant layer. Waterproofing systems, adhesives and grouting materials are supplied by Mapei.

Particular attention has also been paid to ventilation. Boiler rooms, bathrooms and provisions for cooker hoods have separate vertical shafts in order to prevent odours from spreading between apartments. The building features a high-quality ETICS façade system combined with a ventilated façade and decorative panels, with 12 cm of rock wool insulation.

Water supply and main water installations are made using Geberit Alu-Pex pipes. The apartment entrance doors are fire-resistant and burglar-resistant, manufactured by Mitra Zagreb, with decorative dark-wood panels. Interior doors are manufactured by Stolarija Marković, featuring solid frames, concealed hinges and black handles, with a finish of high-quality white polyurethane lacquer.

The external joinery consists of 8-chamber PVC profiles by Kömmerling with triple glazing. All openings are equipped with insect screens and motorised roller shutters. The building also features a KONE elevator with dark-wood finishes and a mirror, Schüco entrance doors with an intercom system for each apartment, as well as a remotely controlled garage door. Each apartment has separate electricity and water meters.

The buyer is exempt from paying the 3% real estate transfer tax.

An excellent location, proximity to the sea and the centre of Poreč, high-quality construction and modern, energy-efficient equipment make this apartment an excellent choice for family living, personal holidays, long-term rental or tourist rental.