

## EURO PARTNER

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<b>Code :</b>	00113
<b>Location :</b>	Poreč
<b>Building area :</b>	63 m2
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Floor :</b>	1
<b>Distance from the center :</b>	8 km
<b>Distance from the sea :</b>	8 km
<b>Orientation :</b>	South

**Price : 197.000 €**

### BUILDING

<b>Number of rooms :</b>	3
<b>Number of floors :</b>	2
<b>Energy class :</b>	in preparation
<b>Year of construction :</b>	2024
<b>Condition :</b>	Newly built

### AMENITIES

<b>Balcony :</b>	Yes
<b>Number of parking spaces :</b>	1

### HEATING & COOLING

<b>Air conditioning :</b>	Yes
<b>Underfloor heating :</b>	Yes

### INFRASTRUCTURE

<b>Electricity :</b>	Yes
<b>Sewerage :</b>	Yes

### DOCUMENTATION

<b>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes

Apartment for sale on the 1st floor in a new building.

The building is located in a quiet neighborhood 8 km from the center of Poreč.

The apartment consists of a living room, kitchen and dining room, two bedrooms, bathroom and terrace.

The apartment has underfloor heating in the living room, hallway and bathroom, and an air conditioner.

Each apartment has 1 parking space with the possibility of purchasing an additional one.

Dear Buyers, property viewings are possible upon prior signing of a viewing record, which serves as the basis for any further steps related to the purchase process and for the calculation of the agency fee in accordance with applicable law. As an authorised real estate broker, EURO PARTNER d.o.o. charges the buyer a brokerage fee of 3% + VAT of the agreed purchase price upon conclusion of the preliminary agreement or sale contract.