**EURO PARTNER**
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| | |
|---|---|
| **Code :** | 00136 |
| **Location :** | Poreč |
| **Building area :** | 77.82 m2 |
| **Number of bedrooms :** | 2 |
| **Number of bathrooms :** | 2 |
| **Floor :** | 1 |
| **Distance from the center :** | 600 m |
| **Distance from the sea :** | 2 km |

## Price : 272.400 €

### BUILDING

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|---|---|
| **Number of rooms :** | 3 |
| **Energy class :** | in preparation |
| **Year of construction :** | 2024 |

### AMENITIES

| | |
|---|---|
| **Terrace :** | Yes |
| **Number of parking spaces :** | 2 |

### HEATING & COOLING

| | |
|---|---|
| **Air conditioning :** | Yes |

### INFRASTRUCTURE

| | |
|---|---|
| **Electricity :** | Yes |
| **Water :** | Yes |
| **Sewerage :** | Yes |

### DOCUMENTATION

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|---|---|
| **Ownership certificate :** | Yes |

Poreč, surroundings, new two-room apartment

The apartment is located on the first floor of a modern new building, it covers an area of 77.82 m2 and was carefully designed to provide a comfortable and functional living space. It consists of an entrance hall that leads to a spacious kitchen, dining room and living room in an open concept, thus creating a space suitable for socializing and everyday activities. There are also two comfortable bedrooms that provide privacy and a relaxing atmosphere, a storage room for practical storage and a modern bathroom.

The covered terrace of 16.50 m2 is particularly noteworthy, providing additional space for relaxing and enjoying the outdoors. It is equipped with dark glass walls that provide intimacy and protection from the outside elements, creating a pleasant corner for relaxation.

The apartment is planned with details that provide a high level of comfort and practicality. Air conditioners will be installed in all rooms to ensure a comfortable temperature throughout the year. Ceramic tiles and laminate additionally contribute to the modern look and ease of maintenance of the space. The carpentry in the apartment will be PVC

with electric shutters and glass filled with argon, which provides excellent insulation and energy efficiency. Anti-burglary entrance doors ensure the safety of tenants.

The property comes with two private parking spaces, which is a great advantage in urban areas.

Completion and occupancy are scheduled for December 2024, giving you the opportunity to secure your place in this modern residential unit.

Given its location and characteristics, this apartment represents an excellent investment for family life, but also offers potential for use as a holiday destination or tourist rental. Its modern equipment and functional layout make it attractive for different needs and lifestyles. This property is subject to VAT, and the displayed price includes VAT.

The inclusion of a turnkey concept means that the apartment will be ready to move into without the need for additional investments in decoration or furnishing.