EURO PARTNER
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Code :	00223
Location :	Poreč
Building area :	76 m2
Land area :	350 m2
Number of bedrooms :	2
Number of bathrooms :	2
Floor :	Ground floor
Distance from the center :	7 km
Distance from the sea :	7 km

Price : 250.000 €

BUILDING

Number of rooms :	3
Energy class :	in preparation
Year of construction :	2024
Condition :	Newly built

AMENITIES

Number of parking spaces :	2

HEATING & COOLING

Air conditioning :	Yes
Heat pump :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

DOCUMENTATION

Ownership certificate :	Yes
Building permit :	Yes

In a peaceful area near Poreč, where the tranquility of the Istrian countryside meets the proximity of the sea, lies a modern apartment that radiates simplicity, warmth, and elegance.
Located on the ground floor of a small residential building with only four units, this property represents a perfect balance between contemporary design and everyday comfort.

Covering a total area of 76 m2, the apartment features a carefully designed layout: a bright living room with an open-plan kitchen and dining area, two comfortable bedrooms, a modern bathroom, and a practical storage room. Every detail of the interior reflects thoughtful design — from the large glass walls that let in abundant natural light to the underfloor heating system that ensures comfort throughout the year.

The apartment is sold in the “turnkey” phase, with completed floors and sanitary installations, ready for you to make it your own.
From the living area, the view opens up to a garden of approximately 200 m2, offering space for relaxation, social gatherings, or creating your

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own green oasis — whether a flower garden, a summer terrace, or a family play area.

The property also includes two private parking spaces, providing additional convenience for everyday living.

The location offers everything you need for a comfortable lifestyle — restaurants, cafés, shops, parks, and walking paths — while the center of Poreč and its beautiful beaches are only 7 kilometers away.

Whether you are looking for a holiday retreat, an investment opportunity, or a home for year-round living, this apartment offers it all – comfort, quality, and a touch of the Mediterranean.