

**EURO PARTNER**

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<b>Code :</b>	00266
<b>Location :</b>	Poreč
<b>Building area :</b>	82.7 m <sup>2</sup>
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<b>Floor :</b>	Ground floor
<b>Distance from the center :</b>	7 km
<b>Distance from the sea :</b>	7 km
<b>Orientation :</b>	West

**Price : 342.000 €**

**BUILDING**

<b>Number of rooms :</b>	3
<b>Number of floors :</b>	2
<b>Energy class :</b>	in preparation
<b>Year of construction :</b>	2025
<b>Condition :</b>	Newly built

**AMENITIES**

<b>Terrace :</b>	Yes
<b>Number of parking spaces :</b>	2

**HEATING & COOLING**

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

**INFRASTRUCTURE**

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

**DOCUMENTATION**

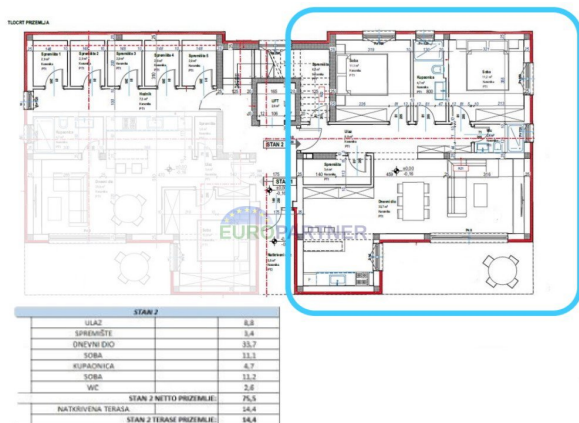
<b>Building permit :</b>	Yes
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For sale is a beautiful apartment of 82.70 m<sup>2</sup> (net), located on the ground floor of a newly built modern building. A covered terrace of 14.4 m<sup>2</sup> provides additional space for enjoying the outdoors.

The apartment consists of an entrance hall, utility room, spacious living room with kitchen and dining room, storage room, two comfortable bedrooms, bathroom, separate toilet and a covered terrace ideal for relaxing.

The apartment will have electric underfloor heating and air conditioning installed for complete comfort throughout the year. The spacious terrace is equipped with water and electricity connections, which allows you to easily arrange your own summer kitchen or socializing area.

The apartment has a garden of 400 m<sup>2</sup>, perfect for arranging according





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to your own wishes - whether you want a green oasis, a children's area or a barbecue area. In addition, two parking spaces are provided.

This property combines the comfort of modern life with a peaceful environment, ideal for family living or as an investment for tourism.