



STAN 2	
ULAZ	8,8
SPREMIŠTE	3,4
DNEVNI DIO	33,7
SOBA	11,1
KUHINJICA	6,7
SOBA	11,2
WC	2,6
STAN 2 NETTO PLOŠTINE:	76,5
NATKRIVENA TERASA	14,4
STAN 2 TERASA PLOŠTINE:	90,9

Code :	00266
Location :	Poreč
Building area :	82.7 m2
Number of bedrooms :	2
Number of bathrooms :	2
Number of toilets :	1
Floor :	Ground floor
Distance from the center :	7 km
Distance from the sea :	7 km
Orientation :	West

Price : 323.855 €

BUILDING

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

AMENITIES

Terrace :	Yes
Number of parking spaces :	2

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

DOCUMENTATION

Building permit :	Yes
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For sale is a beautiful apartment of 82.70 m2 (net), located on the ground floor of a newly built modern building. A covered terrace of 14.4 m2 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 m2, 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.

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.