



<b>Code :</b>	00286
<b>Location :</b>	Poreč
<b>Building area :</b>	80.2 m2
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<b>Floor :</b>	1
<b>Distance from the center :</b>	7 km
<b>Distance from the sea :</b>	7 km
<b>Orientation :</b>	West

**Price : 309.350 €**

**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

**AREAS & SPACES**

<b>Storage room :</b>	Yes
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**AMENITIES**

<b>Sea view :</b>	Yes
<b>Terrace :</b>	Yes

**HEATING & COOLING**

<b>Underfloor heating :</b>	Yes
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**INFRASTRUCTURE**

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

For sale is a beautiful apartment of 80.20 m2 (net), located on the ground floor of a newly built modern building. A covered terrace of 23.4 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 has water and electricity connections, which allows for easy arrangement of your own summer kitchen or socializing 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.



**EURO PARTNER**

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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.