

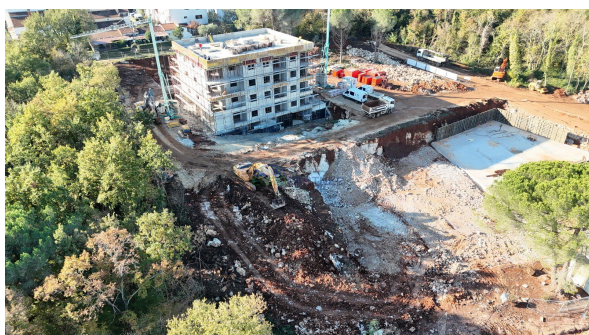
**EURO PARTNER**

Istarskog razvoda 1, 52440 Poreč

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<b>Code :</b>	00297
<b>Location :</b>	Poreč
<b>Building area :</b>	48.07 m <sup>2</sup>
<b>Number of bedrooms :</b>	1
<b>Number of bathrooms :</b>	1
<b>Floor :</b>	Ground floor

**Price : 237.947 €**

**BUILDING**

<b>Number of rooms :</b>	2
<b>Energy class :</b>	A+
<b>Year of construction :</b>	2025
<b>Condition :</b>	Newly built

**AMENITIES**

<b>Loggia :</b>	Yes
<b>Number of parking spaces :</b>	1

**INFRASTRUCTURE**

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

The offer includes a ground-floor apartment in a high-quality new development, located in a quiet area, ideal for comfortable living, holidays, or as an investment. The apartment has a total surface area of 48,07 m<sup>2</sup> and consists of one bedroom, a bathroom, an open-plan living room with kitchen and dining area, and a loggia that adds to the overall comfort.

The building is being constructed according to modern construction standards and high energy-efficiency requirements. Handover of the keys is planned for July 1st, 2026.

The apartment is equipped with high-quality materials and systems: heating and cooling are provided via Daikin air-to-air heat pumps, PVC joinery with triple-glazed windows is installed, along with mosquito screens on all openings and motorized shutters. The building features a stone wool façade insulation system, while the interiors are finished with Italian ceramics, ensuring a high level of comfort and durability.

A parking space is not included in the apartment price and can be purchased separately, depending on the type:

-Underground garage space: €15,000

-Covered parking space with an electric vehicle charging socket: €10,000

-Uncovered parking space: €5,000

Additional public parking spaces are available in the immediate vicinity of the building.



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From the upper floors of the building, there is a sea view, while the peaceful location and quality construction make this property an excellent choice for long-term living or investment.

All prices include VAT.

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.