

**EURO PARTNER**

Istarskog razvoda 1, 52440 Poreč

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<b>Code :</b>	00311
<b>Location :</b>	Poreč
<b>Building area :</b>	52.87 m <sup>2</sup>
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	2
<b>Floor :</b>	Ground floor

**Price : 261.707 €**

**BUILDING**

<b>Number of rooms :</b>	3
<b>Energy class :</b>	A+
<b>Year of construction :</b>	2025
<b>Condition :</b>	Newly built

**AMENITIES**

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

**INFRASTRUCTURE**

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

**DOCUMENTATION**

<b>Building permit :</b>	Yes
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An apartment is available on the ground floor of a high-quality new building, located in a quiet environment, ideal for comfortable living, relaxation, or as an investment. The apartment has a total area of 52.87 m<sup>2</sup> and consists of two bedrooms, a bathroom, an open-plan living room with kitchen and dining area, and a loggia, which further enhances the comfort of the living space.

The building is being constructed according to modern building standards and energy efficiency requirements. The handover of keys is planned for 01.07.2026.

The apartment is equipped with high-quality materials and systems: heating and cooling are provided by Daikin air-to-air heat pumps, PVC joinery with triple glazing, insect screens on all openings, and motorized shutters. The building features a façade system with rock wool insulation, while the interiors are fitted with Italian ceramics, ensuring a high level of comfort and durability.

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

-Underground garage: €15,000

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

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-Uncovered parking space: €5,000

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

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