

## EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

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info: +385 98 923 6402



<b>Code :</b>	00318
<b>Location :</b>	Poreč
<b>Building area :</b>	48.69 m <sup>2</sup>
<b>Number of bedrooms :</b>	1
<b>Number of bathrooms :</b>	1
<b>Floor :</b>	Ground floor

**Price : 241.016 €**

### BUILDING

<b>Number of rooms :</b>	2
<b>Energy class :</b>	in preparation
<b>Year of construction :</b>	2026
<b>Condition :</b>	Newly built

### AMENITIES

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

### 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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In close proximity to the center of Poreč, a ground-floor apartment in a newly built residential building with modern design is offered for sale. The location is ideal for comfortable living, holidays, or as an investment. The city center and beautifully maintained beaches are only about a 10-minute walk away. Nearby amenities include shops, kindergarten, school, health center, various sports facilities, restaurants, and more.

The apartment offers a total area of 48.69 m<sup>2</sup> with a very well-utilized layout. It consists of an entrance hallway, one bedroom, a bathroom, and an open-plan living room with kitchen and dining area. Large glass walls provide access to a covered outdoor terrace, visually extending the living space.

The building is constructed according to modern construction standards and energy efficiency. Planned completion date: July 1, 2026.

The apartment is equipped with modern heating and cooling systems: heating and cooling are provided via Daikin air-to-air heat pumps. PVC joinery with triple glazing is installed, along with insect screens on all openings and electric roller shutters. The building features a facade

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system with 12 cm stone wool insulation, ensuring excellent thermal performance.

Parking is not included in the apartment price and is purchased separately, depending on the type:

- Underground garage: €15,000
- Covered parking space with electric vehicle charging socket: €10,000
- Uncovered parking space: €5,000

Additional public parking spaces are available near the building.

Upper floors offer sea views, while the quiet location and high-quality construction make this property an excellent choice for long-term living or investment.

Technical features:

- Fully equipped bathrooms with sanitary ware from "GROHE"
- Facade system: 12 cm stone wool thermal insulation
- Elevator
- Underfloor heating and domestic hot water via Daikin Altherma heat pump
- Daikin air conditioning units in all rooms
- PVC windows with triple-glazed insulation glass
- Insect screens
- Aluminum shutters with electric controls
- Elegant interior doors with concealed hinges
- Parquet flooring in bedrooms
- Security entrance door

NOTE: All listed prices include VAT. The buyer does not pay the 3% real estate transfer tax upon purchase.

**PAYMENT METHOD:** When deciding to purchase an apartment, the buyer enters into a preliminary contract and pays 10% of the purchase price as a down payment, the buyer pays the remaining price (90%) after the building has been granted a use permit.

**FINANCING:** There is a possibility of purchasing an apartment with a bank loan.

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.