EURO PARTNER
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Code :	00318
Location :	Poreč
Building area :	48.69 m2
Number of bedrooms :	1
Number of bathrooms :	1
Floor :	Ground floor

Price : 256.015 €

BUILDING

Number of rooms :	2
Energy class :	in preparation
Year of construction :	2026
Condition :	Newly built

AMENITIES

Balcony :	Yes
Number of parking spaces :	1

HEATING & COOLING

Air conditioning :	Yes
Underfloor heating :	Yes

INFRASTRUCTURE

Electricity :	Yes
Water :	Yes
Sewerage :	Yes

DOCUMENTATION

Building permit :	Yes

In close proximity to the center of Poreč, we offer for sale an apartment on the ground floor of a new residential building with modern design and top-quality construction. The quiet location combined with the closeness to the city center and beautiful beaches makes this property a perfect choice - whether for year-round living, a vacation property, or a stable investment. Nearby are other amenities such as: shops, kindergarten, school, health center, various sports facilities, restaurants, etc.

The apartment offers a total area of 48.69 m2 with a very well-utilized layout consisting of an entrance hallway, one bedroom, a bathroom, and an open space living room with a kitchen and dining area. Large glass walls provide access to a covered outdoor terrace that visually increases the overall space. The building is being constructed according to modern construction standards and energy efficiency.

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-glazed windows is installed, insect screens on all openings, and electric roller shutter lifts. The building has a façade system with 12 cm thick stone wool, ensuring excellent thermal insulation.

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The apartment comes with 1 parking space in the underground garage!

In the immediate vicinity of the building, there are also additional public parking spaces. From the higher floors of the building, there is a sea view, while the quiet location and quality construction make this property an excellent choice for long-term living or investment.

Technical specifications:

- fully equipped bathroom with sanitary ware from the brand "GROHE"; each of their products combines top quality and innovative technology.
- façade system: thermal insulation stone wool 12 cm,
- elevator,
- underfloor heating and heating of sanitary water via Daikin Altherma heat pump,
- Daikin air conditioners in all rooms,
- PVC joinery with triple insulating glass,
- insect screens,
- aluminum shutters with electric lifts,
- elegant interior doors with hidden hinges,
- parquet flooring in bedrooms,
- anti-burglary entrance doors.

NOTE: All listed prices include VAT, and the buyer does not pay the property transfer tax of 3% of the purchase price when purchasing the property.

PAYMENT MODALITY: Upon deciding to purchase the apartment, the buyer signs a pre-contract and pays 10% of the purchase price as a deposit; the remaining price (90%) is paid after the occupancy permit for the property has been obtained.
FINANCING: There is an option to purchase the apartment through a bank loan.