



<b>Code :</b>	00369
<b>Location :</b>	Poreč
<b>Building area :</b>	83.5 m <sup>2</sup>
<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>	2.5 km
<b>Distance from the sea :</b>	2.5 km
<b>Orientation :</b>	West

**Price :** **332.000 €**

#### BUILDING

<b>Number of rooms :</b>	3
<b>Number of floors :</b>	2
<b>Energy class :</b>	in preparation
<b>Year of construction :</b>	2026
<b>Condition :</b>	Newly built

#### AMENITIES

<b>Terrace :</b>	Yes
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#### HEATING & COOLING

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

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

A luxury apartment with a total area of 83.50 m<sup>2</sup> is for sale, located in an attractive location just 2.5 km from the city center and the sea, making it an ideal choice for comfortable family living or as an investment for tourist rental.

The apartment is situated in a new, modernly designed building with only 5 residential units in total, ensuring peace, privacy, and exclusivity. Completion of construction is planned for June, with building carried out according to high-quality standards and contemporary living requirements.

The layout has been carefully designed to provide maximum functionality and comfort. The apartment consists of an entrance hall, two spacious bedrooms, a separate toilet, a modern bathroom, a storage room and a technical room, as well as an additional storage unit located in the building hallway. The central part of the apartment features an open-plan living room, kitchen, and dining area with access to a beautiful, spacious terrace, ideal for relaxation and enjoyment.

The apartment will be equipped with high-quality materials and modern equipment, including underfloor heating, air conditioning, and premium joinery, ensuring energy efficiency and comfort throughout the year.





## EURO PARTNER

Istarskog razvoda 1, 52440 Poreč

e-mail: [office@europartner.hr](mailto:office@europartner.hr)

web: [europartner.hr](http://europartner.hr)

info: +385 98 923 6402

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The property also includes two secured parking spaces, adding to the practicality of everyday living.

This property represents a perfect blend of luxury, functionality, and an excellent location. For more information or to arrange a viewing, feel free to contact us.

Viewing the property is possible with the signing of the brokerage contract, which is the basis for further actions related to the purchase and sale, all in accordance with the Act on Brokerage in Real Estate Transactions.

The agency commission is determined by the brokerage contract, and is payable after the conclusion of the sales contract.

\*Please understand that only inquiries with full name and telephone number/email address will be answered.

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.