

**EURO PARTNER**

Istarskog razvoda 1, 52440 Poreč

e-mail: office@europartner.hr

web: europartner.hr

info: +385 98 923 6402



<b>Code :</b>	00043
<b>Location :</b>	Poreč
<b>Building area :</b>	106.03 m2
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	3
<b>Floor :</b>	Ground floor
<b>Distance from the center :</b>	1.3 km
<b>Distance from the sea :</b>	1 km
<b>Orientation :</b>	South-West

**Price : 426.280 €**

**BUILDING**

<b>Number of rooms :</b>	4
<b>Energy class :</b>	in preparation
<b>Year of construction :</b>	2023
<b>Condition :</b>	Newly built

**AMENITIES**

<b>Sea view :</b>	Yes
<b>Terrace :</b>	Yes
<b>Number of parking spaces :</b>	2

**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>Ownership certificate :</b>	Yes
<b>Building permit :</b>	Yes
<b>Floor plan document :</b>	Yes

Beautiful apartments for sale in a new building in a prestigious part of Poreč.

Two buildings with 4 residential units per building are being built. The buildings themselves are located in a quiet newly built part of the village and are surrounded by new buildings. Two apartments are located on the ground floor and part of the garden belongs to them, while two apartments on the first floor have their own roof terraces.

FLAT A is for sale on the ground floor, consisting of: living room, dining room, kitchen, hallway, 2 bathrooms (one bathroom is in one of the bedrooms), 3 bedrooms and a yard of 99.82m2.

The apartment also has a basement of 8.21m2.

The apartment also has 2 parking spaces.

Floor heating will be installed in the apartment via a heat pump, and the



**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

---

first phase of air conditioning installation.

The floors in the apartment will be covered with high-quality parquet, while high-quality tiles will be installed in the bathrooms and kitchen.

Expected completion of construction: 04/2024.

The buyer DOES NOT PAY real estate sales tax! ! !

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.