



<b>Code :</b>	01117
<b>Location :</b>	Poreč
<b>Building size :</b>	76 m2
<b>Lot size :</b>	67 m2
<b>Distance from center :</b>	500 m
<b>Distance from sea :</b>	4000 m
<b>Floor :</b>	Ground floor
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	Not specified

**Old price :** 267.960 €

**New price :** 230.000 €

Poreč, surroundings

In a quiet location, 8 km from Porec, an apartment for sale on the ground floor of a building, with a yard approx. 67m2. Smaller building with 4 apartments.

The ground floor apartment of 76.56m2 consists of a living room with kitchen and dining room, one bathroom, pantry, and two bedrooms.

The building will be equipped with quality equipment:

- thermal insulation of the building (10 cm),
- roof insulation 20 cm,
- high-quality aluminum and PVC joinery,
- fire doors and security doors

Each apartment also has 2 air conditioners and top ceramics (customers can choose in the construction phase ceramics or laminate up to 35 e per m2).

The bathroom will be equipped with sanitary facilities.

Each apartment has 2 parking spaces.

The start of works is in January 2024, while the completion is planned in January 2025.

Nearby there are all the necessary facilities for life, such as school, kindergarten, pharmacy, post office, catering facilities, shops, ambulances located a minute drive from the property itself.

Apartment B2

The property is in the VAT system, and buyers are exempt from paying real estate transfer tax.