

**PARENTIUM NEKRETNINE**

**Bračka 41, 52440 Poreč**

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**web: [www.parentium-nekretnine.com](http://www.parentium-nekretnine.com)**

**info: +385 95 359 5158 | +385 97 653 7679**



<b>Code :</b>	01135
<b>Location :</b>	Poreč
<b>Building size :</b>	76 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	3500 m
<b>Distance from sea :</b>	3500 m
<b>Floor :</b>	1
<b>Number of floors :</b>	1
<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>Underfloor heating :</b>	Yes
<b>Fan coil heating :</b>	Yes
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	Not specified

**Price :** 298.000 €

Poreč, Istria, Poreč

An apartment in a new building is for sale. The apartment is located on the first floor of the building, with an area of

76m<sup>2</sup>.

Apartment C is located on the first floor of a residential building. The apartment consists of a hallway, two bedrooms, a bathroom and a kitchen with a dining room and a living room. The apartment has two terraces, the 7m<sup>2</sup> terrace is accessed from the bedroom, while the living room leads to the 3.80m<sup>2</sup> terrace.

Underfloor heating will be installed in the bathroom, while fan coils will be installed in the bedrooms and living room for heating via a heat pump.

Quality Italian ceramics will be placed on the floor, ceramics are planned throughout the apartment.

At this stage of construction, the customer can still choose ceramics as desired, with a possible surcharge.

The carpentry will be PVC, anthracite color with electric blinds.

The apartment has one parking space and a storage room of 3.13 m<sup>2</sup>.

Planned start of construction in September 2024. while the planned completion of construction is in December 2024.

The buyer does NOT pay real estate sales tax, because the seller is in the



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VAT system. In the event that a legal entity buys an apartment, the buyer is exempt from paying VAT in the amount of 25%.

Flat C