



<b>Code :</b>	01136
<b>Location :</b>	Poreč
<b>Building size :</b>	69 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 :** 278.000 €

Poreč, Istria, Poreč

An apartment in a new building is for sale. The apartment is located on the first floor of the building, out of a total of 4 apartments.

An external staircase leads to the first floor.

Apartment D, 69m<sup>2</sup>, 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 living room leads to a terrace of 4.26 m<sup>2</sup>. The apartment has a storage room of 3 m<sup>2</sup>.

The apartment will be heated via a heat pump in two bedrooms and the living room.

Quality Italian ceramics will be placed on the floor, throughout the apartment. At this stage of construction, customers can still choose the ceramics of their choice.

The carpentry will be PVC with electric blinds.

The apartment has one parking space.

Planned start of construction in September 2024, completion is planned for December 2025.

The buyer does NOT pay real estate sales tax, because the seller is a legal entity. In the event that a legal entity buys an apartment, the buyer is exempt from paying VAT in the amount of 25%.



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Apartment D