



TLOCR2_2_KATA	
STAN 3	
1. Ular / Tektis	P= 8,87 m2
2. Sporella aethi 1	P= 10,21 m2
3. Sporella aethi 2	P= 9,68 m2
4. Kupanite 1	P= 30,32 m2
5. Kupanite 2	P= 3,21 m2
6. Sporella aethi 3	P= 11,90 m2
7. WC	P= 2,10 m2
8. <del>Sporella aethi</del>	P= 28,16 m2
UKURAN NETTO	P= 82,08 m2
UKURAN BRUTO	P= 101,16 m2

<b>Code :</b>	01238
<b>Location :</b>	Poreč
<b>Building size :</b>	93 m2
<b>Lot size :</b>	0 m2
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	1200 m
<b>Floor :</b>	2
<b>Number of floors :</b>	2
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<b>Seaview :</b>	Yes
<b>Parking :</b>	Yes
<b>Elevator :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	Not specified

Price : 480.000 €

Istria, Poreč center

Poreč, exclusive three-bedroom apartment on the top floor with a panoramic sea view!

In Poreč, near the sea, there is a three-bedroom apartment on the second floor of a building with an elevator. The open sea view makes it a unique opportunity on the market. The apartment has a surface area of 93 m<sup>2</sup> and consists of a spacious living room with a kitchen and dining area, three comfortable bedrooms, one bathroom, and one toilet. The building is excellently designed with an emphasis on the privacy of each residential unit. In addition to ample space, the biggest advantage of the apartment is certainly the beautiful terrace and view. The apartment is heated with underfloor heating and cooled with air conditioning during the summer months.

Parking for two cars is available in front of the building. It is worth noting that the center of Poreč is just a few minutes' drive away by car or bicycle. The most beautiful beaches are 1.2 km away. It goes without saying that shops, restaurants, and promenades are nearby.

The planned completion of construction is at the end of 2024. The property is subject to VAT which is already calculated in price.

Due to its excellent location, view, and proximity to the sea, this property is



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an ideal investment for owners who want to enjoy luxury not far from the city center.