

**PARENTIUM NEKRETNINE**

**Bračka 41, 52440 Poreč**

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<b>Code :</b>	01258
<b>Location :</b>	Poreč
<b>Building size :</b>	69 m <sup>2</sup>
<b>Lot size :</b>	280 m <sup>2</sup>
<b>Distance from center :</b>	7500 m
<b>Distance from sea :</b>	7500 m
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	2
<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>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	Not specified

**Price :** 230.000 €

Istria, Poreč, Surroundings

Modern apartment in a building with 5 units in the surroundings of Poreč. The apartment for sale has a total area of 66 m<sup>2</sup>, with two bedrooms on the ground floor and a separate storage room. The apartment includes two bedrooms, a living room with a dining area and kitchen, a bathroom, a hallway, and a terrace. The living room opens onto a terrace and a spacious, beautiful garden of 280 m<sup>2</sup>, providing future owners with ample space to create their own oasis of peace. Heating and cooling are provided by air conditioning, with underfloor heating in the bathroom. The apartment also comes with a separate storage room of 3.58 m<sup>2</sup> and one parking space.

The building is located in a sought-after location in a quiet area, just a few minutes' drive from the center of Poreč and beautiful beaches. The construction is expected to be completed by mid-2025.

Due to its quiet location and proximity to the town of Poreč with all necessary amenities, this property will provide a pleasant year-round residence and wonderful holiday moments.