



<b>Code :</b>	01283
<b>Location :</b>	Poreč
<b>Building size :</b>	99.78 m2
<b>Lot size :</b>	115 m2
<b>Distance from center :</b>	1500 m
<b>Distance from sea :</b>	1500 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>	2
<b>Number of toilets :</b>	1
<b>Parking :</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>	A

**Price :** 369.000 €

#### Istria, Poreč Luxury Apartment with Garden in Poreč

A beautiful apartment is for sale in a new residential building with 5 luxury units, located on the edge of the urban area, ensuring additional privacy. The 100 m<sup>2</sup> apartment consists of a spacious living room with kitchen and dining area, two comfortable bedrooms, two bathrooms, a separate toilet, and a covered terrace.

The standout feature of this apartment is the spacious garden, ideal for creating a green oasis according to the future owners' wishes. The apartment is equipped with high-quality materials and technologies: underfloor heating, air conditioning in every room, premium PVC joinery with electric blinds and mosquito nets, and elegant ceramics.

Located in a peaceful and attractive micro-location, close to all amenities necessary for year-round living, this property represents a perfect opportunity for a peaceful life by the sea, as well as an excellent investment for tourist rental.

Don't miss this unique opportunity! Contact us and schedule a tour today.