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| <b>Code :</b>                     | 01290    |
| <b>Location :</b>                 | Poreč    |
| <b>Building size :</b>            | 96.39 m2 |
| <b>Lot size :</b>                 | 0 m2     |
| <b>Distance from center :</b>     | 1500 m   |
| <b>Distance from sea :</b>        | 1500 m   |
| <b>Floor :</b>                    | 1        |
| <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>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>        | A        |

**Price :** 349.000 €

Luxury Apartment on the First Floor in Poreč.

A beautiful apartment is for sale in a new residential building with 5 luxury apartments, located on the edge of the urban zone, ensuring additional privacy. The apartment has an area of 96 m<sup>2</sup> and consists of a spacious living room with a kitchen and dining area, two comfortable bedrooms, two bathrooms, a storage room, a toilet, and a covered terrace.

The special feature of this apartment is the greenery that surrounds it. The apartment is equipped with top-quality materials and technologies: underfloor heating, air conditioners in every room, high-quality PVC joinery with electric shutters and mosquito nets, and elegant ceramics. Located in a peaceful and attractive micro-location, in the immediate vicinity of all the amenities needed for year-round living, this property represents the perfect opportunity for a peaceful life by the sea, as well as an excellent investment for tourist rentals.

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