



<b>Code :</b>	01353
<b>Location :</b>	Poreč
<b>Building size :</b>	94.50 m <sup>2</sup>
<b>Lot size :</b>	135 m <sup>2</sup>
<b>Distance from center :</b>	3000 m
<b>Distance from sea :</b>	2000 m
<b>Floor :</b>	Ground floor
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	1
<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>	Not specified

**Price :** 350.000 €

Istria, Poreč - close to the city center.

For sale is a new apartment in a ground floor with a garden just three kilometers from the city center of Poreč in a place with all the amenities needed for life or a long-term vacation in Istria.

The apartment consists of an entrance hall, open space living room, kitchen with dining area, two spacious bedrooms, bathroom, guest toilet and laundry room. The living room opens onto a covered terrace and courtyard (135 m<sup>2</sup>) owned by the apartment.

The construction and equipment of the apartment is of top quality. The entire area of

the apartment is equipped with underfloor heating on a heat pump with four thermostats for heat regulation, air conditioners in all rooms, while the technical room is located right next to the entrance to the apartment. Aluminum joinery with triple-layer glass, a lift-sliding glass wall in the living room, aluminum blinds, and mosquito nets in the bedrooms and bathroom have been installed. Italian ceramics are being installed throughout the apartment, while lower bathroom elements will be installed in the bathrooms.

In the current construction phase, it is possible to choose the arrangement of the apartment according to your own wishes.

The apartment comes with two parking spaces.



**PARENTIUM NEKRETNINE**

**Bračka 41, 52440 Poreč**

**mail: [info@parentium-nekretnine.com](mailto:info@parentium-nekretnine.com)**

**web: [www.parentium-nekretnine.com](http://www.parentium-nekretnine.com)**

**info: +385 95 359 5158 | +385 97 653 7679**

Due to the exceptionally pleasant and quiet location, proximity to the city of Poreč and the first beaches, this apartment is an excellent opportunity. Arrange your viewing today.