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| <b>Code :</b>                     | 01357         |
| <b>Location :</b>                 | Poreč         |
| <b>Building size :</b>            | 96 m2         |
| <b>Lot size :</b>                 | 150 m2        |
| <b>Distance from center :</b>     | 100 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>      | 2             |
| <b>Swimming pool :</b>            | Yes           |
| <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>        | Not specified |

**Price : 380.000 €**

An elegant ground floor apartment of a modern building is for sale, located in a quiet part of the city, ideal for family life or enjoying a relaxing holiday. Just 2 kilometers from the first beaches, this apartment offers the perfect balance between privacy, comfort and proximity to all necessary amenities.

With a total area of

96 m<sup>2</sup>, the apartment stands out with its functional layout and top-notch finishing details. It extends over two bedrooms, one of which has its own bathroom, while the other has a shared bathroom. The open space concept of the living room, kitchen and dining room creates an airy and connected space ideal for socializing and everyday life.

The living room opens onto a covered terrace and a landscaped courtyard with a swimming pool, providing the perfect place to enjoy the outdoors.

The apartment is equipped with top-quality equipment that includes parquet in the bedrooms, the highest quality ceramics in the rest of the space, three-layer anthracite carpentry, security doors and a video surveillance system. Electric underfloor heating and high-quality air conditioning ensure comfort throughout the year.

Two parking spaces owned.

This apartment provides a unique opportunity to live in a peaceful environment with a touch of luxury, with all the amenities needed for a modern lifestyle.