



<b>Code :</b>	01472
<b>Location :</b>	Poreč
<b>Building size :</b>	62.61 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	1000 m
<b>Distance from sea :</b>	2000 m
<b>Floor :</b>	1
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Elevator :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2026
<b>Energy efficiency :</b>	Not specified

**Price :** 200.640 €

In a quiet new residential area, just a few minutes' easy walk from the town center and 2 km from the sea, we offer an excellently designed apartment on the first floor of a modern building with an elevator - a combination of urban comfort and the Mediterranean lifestyle.

Apartment with a total area of

63 m<sup>2</sup> with terraces, 56 m<sup>2</sup> of living space arranged for maximum functionality and comfort:

- Spacious living room with kitchen and dining room, with direct access to the loggia - ideal for morning coffee or evening relaxation
- Master bedroom with access to a private balcony - your own corner of peace
- Additional bedroom - perfect for guests, children or an office
- Modern bathroom with top-quality sanitary ware
- Two private parking spaces included in the price

Technical and aesthetic features:

- Electric underfloor heating throughout the apartment - comfort at every step
- Quality air conditioners for cooling and heating
- Luxury ceramics from Italy
- Villeroy & Boch sanitary ware - reliable elegance
- Elevator in the building - added value for all generations
- Building under construction - completion scheduled for 2026

The location ensures complete proximity to amenities, but also peace outside the city bustle - ideal for permanent residence, tourist rental or as a weekend oasis