



Code :	01496
Location :	Poreč
Building size :	82 m ²
Lot size :	0 m ²
Distance from center :	6000 m
Distance from sea :	6000 m
Floor :	2
Number of floors :	2
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	1
Number of toilets :	1
Seaview :	Yes
Parking :	Yes
Basement :	Yes
Elevator :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2026
Energy efficiency :	A

Price : 324.690 €

Poreč, surroundings

For sale is a two-bedroom apartment on the second floor of a residential building.

The building is located on an elevated part, in a quiet location, where the sea can be seen from the ground floor. The orientation of the building is southwest, which brings a lot of sun throughout the day.

There are 6 apartments in the building, and the apartment we offer you is located on the second floor.

There is an elevator in the building, which certainly facilitates access to the second floor and the apartments.

The apartment has a living area of

70.30 m² with a terrace of 11.90 m², a total of 82.20 m² and consists of two bedrooms, each 11 m², a spacious open space living area with a kitchen and dining area that leads to a spacious terrace of 23.8 m² (coef: 11.9 m²), a bathroom of 4.7 m², an entrance hall, a utility room and a toilet.

The apartment is equipped with three air conditioners for heating and cooling, and electric underfloor heating throughout the apartment, which ensures comfort throughout the year. PVC joinery - triple-glazed glass, anthracite color.

At this stage, there is a possibility of choosing ceramics or parquet, according to the buyer's wishes.

The price of the apartment includes two parking spaces, and there is a



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possibility of purchasing an additional storage room on the ground floor, at a price of 5,800 Euros/m².

The buyer is exempt from paying real estate tax.

The distance from the city of Poreč and the sea is only a few minutes by car.

There is a shop, kindergarten, school, restaurant and cafe in the village.

If you are looking for an apartment for everyday life or as an investment, do not miss this opportunity!!!

The apartments will be ready for occupancy by 01.09.2026.

There is an apartment on the 2nd floor and an apartment on the ground floor of 82.7m² + 350m² yard available.