PARENTIUM NEKRETNINE
Bračka 41, 52440 Poreč
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Code :	01533
Location :	Poreč
Building size :	48 m2
Lot size :	0 m2
Distance from center :	1500 m
Distance from sea :	1000 m
Floor :	Ground floor
Number of rooms :	2
Number of bedrooms :	1
Number of bathrooms :	1
Garage :	Yes
Elevator :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Central heating :	Yes
Fan coil heating :	Yes
Year of construction :	2026
Energy efficiency :	A

Price :	252.946 €

Poreč, close to the city and the sea

Apartment for sale on the ground floor of a residential building.
The apartment of 48 m2 located on the ground floor consists of a kitchen with a dining room and a living room of 26.48 m2, a hallway of 2.44 m2, a bathroom of 5.91 m2, a bedroom of 9.96 m2 and a loggia of 3.28 m2.

The apartment comes with underfloor heating and sanitary water heated by an air-to-water heat pump, manufactured by Daikin, while cooling will be via Daikin air conditioning.

The apartment will be fitted with Italian ceramics, and parquet flooring will be fitted in the bedrooms. The joinery is PVC with triple-glazed windows and mosquito nets on all openings, electric shutters on the windows, interior joinery - interior doors with hidden hinges, security entrance door, facade system made of 12 cm stone wool.

There is an underground garage with the apartment.

The planned completion date of the construction is December 1, 2026.

The buyer does NOT pay real estate transfer tax in the amount of 3% of the purchase price.

Apartments can also be purchased through a bank loan. Payment terms: 10% upon signing the preliminary contract, the remaining 90% after

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obtaining the occupancy permit and the building is divided into condominiums.