



<b>Code :</b>	01541
<b>Location :</b>	Poreč
<b>Building size :</b>	64 m2
<b>Lot size :</b>	0 m2
<b>Distance from center :</b>	1500 m
<b>Distance from sea :</b>	1000 m
<b>Floor :</b>	1
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Garage :</b>	Yes
<b>Basement :</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 :** 325.635 €

Poreč is a large city center, apartment near the sea.

Apartment for sale on the ground floor of a multi-storey residential building. The apartment of 64 m2 located on the first floor consists of a hallway, utility room, kitchen with dining room, living room with access to the terrace, two bedrooms and a bathroom.

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 glazing and mosquito nets on all openings, electric shutters on the windows, interior joinery - interior doors with hidden hinges, security entrance door, 12 cm stone wool facade system.

Parking space is not included in the price of the apartment

The price of parking depends on the typology:

Underground garage 15,000.00 eur/unit

Covered parking with electric vehicle charging socket 10,000.00 eur/unit

Uncovered parking 5,000.00 eur/unit.

The planned completion date for the construction is July 1, 2026.

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



**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**

purchase price.

Apartments can also be purchased through a bank loan. Payment terms: 10% upon signing the preliminary contract, the remaining 90% after obtaining the occupancy permit and the building is divided into condominiums.