



<b>Code :</b>	01604
<b>Location :</b>	Poreč
<b>Building size :</b>	44 m <sup>2</sup>
<b>Lot size :</b>	217 m <sup>2</sup>
<b>Distance from center :</b>	3500 m
<b>Distance from sea :</b>	4500 m
<b>Floor :</b>	Ground floor
<b>Number of rooms :</b>	2
<b>Number of bedrooms :</b>	1
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Year of construction :</b>	2027
<b>Energy efficiency :</b>	Not specified

**Price :** 177.500 €

Poreč,

Near Poreč, only 3.500 meters from the city center and the sea, an apartment under construction surface of 44,60 m<sup>2</sup> is for sale. Situated on the ground floor of an intimate residential building with only 5 residential units, this apartment offers the perfect blend of comfort, privacy, and functionality.

Functional layout includes:

- entrance hall,
- open-concept living room with kitchen and dining area,
- bedroom,
- bathroom with underfloor heating and
- a spacious covered terrace (9.48 m<sup>2</sup>).

A special feature of this property is the private garden measuring 217 m<sup>2</sup>, perfect for family gatherings, gardening or as a private oasis. The apartment also has a storage room (2,64 m<sup>2</sup>) on the ground floor of the building.

Comfort and equipment:

- Inverter air conditioners in all rooms (cooling and heating),
- Underfloor heating in the bathroom for additional comfort,
- Parking space in front of the building.

Planned completion of construction: December 2027.

Please note, that when purchasing the property, no real estate transfer tax of 3% of the purchase price is payable. The stated price includes 25% VAT.

This property is an ideal investment – whether as a permanent home, weekend oasis or tourist rental.