



<b>Code :</b>	01605
<b>Location :</b>	Poreč
<b>Building size :</b>	48.95 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	3500 m
<b>Distance from sea :</b>	4000 m
<b>Floor :</b>	1
<b>Number of floors :</b>	1
<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>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2027
<b>Energy efficiency :</b>	Not specified

**Price :** 162.500 €

Poreč,

Near Poreč, only 3.500 meters from the city center and the sea, an apartment under construction surface of 48,95 m<sup>2</sup> is for sale. Situated on the first 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.

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,



**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**

weekend oasis or tourist rental.