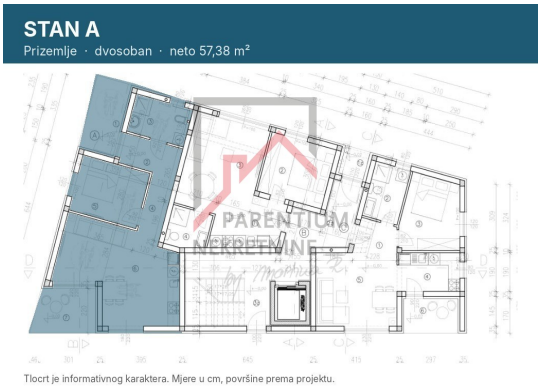
PARENTIUM NEKRETNINE
Bračka 41, 52440 Poreč
mail: info@parentium-nekretnine.com
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Code :	01665
Location :	Poreč
Building size :	57.38 m2
Lot size :	0 m2
Distance from center :	500 m
Distance from sea :	2000 m
Floor :	Ground floor
Number of rooms :	2
Number of bedrooms :	1
Number of bathrooms :	1
Parking :	Yes
Elevator :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2027
Energy efficiency :	Not specified

Price :	200.830 €

Poreč Area – One-bedroom ground-floor apartment with a garden and terrace, 57.38 m², new construction

Located in a new residential building with 12 units and an elevator, Apartment A is available for sale on the ground floor. The apartment features a covered entrance, a terrace, and a garden. It is designed as an adaptable space, making it suitable for individuals with reduced mobility. Construction is set to begin in March 2027; reservations are currently being accepted.

BASIC INFORMATION
- Floor: Ground floor (building with 4 levels: ground floor + 3 upper floors)
- Number of rooms: 2-room unit (1 bedroom)
- Net apartment area: 57.38 m²
- Garden and outdoor space: 48 m² (not included in the price)
- Parking spaces: 2

LAYOUT AND AREAS
- Kitchen with living area: 24.80 m²
- Bedroom: 9.95 m²
- Bathroom: 5.70 m²
- Entrance hall: 4.50 m²
- Hallway: 3.60 m²
- Covered entrance: 10.90 m² (calculated at 50% = 5.45 m²)
- Terrace: 6.75 m² (calculated at 50% = 3.38 m²)
- Total net area: 57.38 m²

DESCRIPTION OF THE SPACE
The covered entrance leads into an entrance hall, which connects to a

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hallway that separates the living area from the bedroom and bathroom. The kitchen, dining area, and living room form a single open-plan space measuring 24.80 m². It leads out onto a terrace, which in turn opens into the garden. The 5.70 m² bathroom is spacious enough to accommodate a shower and a washing machine.

ABOUT THE BUILDING AND THE DEVELOPER
The residential building consists of a ground floor and three upper floors, housing 12 apartments and an elevator. Each apartment comes with two parking spaces on the building's premises. The developer has extensive experience in residential construction. Upon request, we can show you completed projects and apartments in the same or similar locations, allowing you to assess the construction quality before making a reservation.

CONSTRUCTION SPECIFICATIONS
- Electric underfloor heating throughout the apartment
- Pre-installation for air conditioning units
- Fully equipped bathrooms with sanitary fixtures
- Choice of flooring: ceramic tiles or laminate
- Elevator
- 2 parking spaces per apartment

PURCHASING DURING THE PROJECT PHASE
Reserving a property before construction begins offers you a wider selection of apartments and layouts. You may also choose your own final flooring materials.

LOCATION
In the vicinity of Poreč, approximately 2,000 m from the sea and 500 m from the town center.

Please contact us for further information, reservation terms, or to arrange a viewing of the location and the developer's previously completed buildings.

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