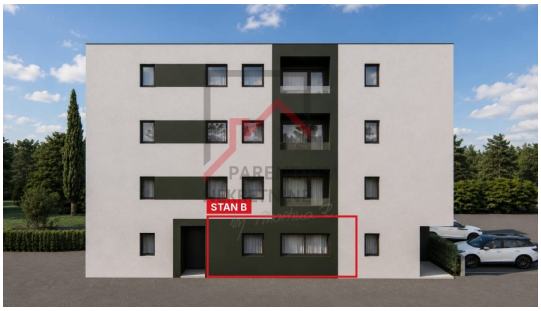
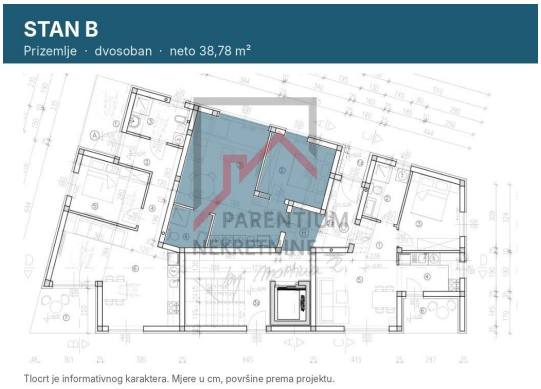
PARENTIUM NEKRETNINE
Bračka 41, 52440 Poreč
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Code :	01666
Location :	Poreč
Building size :	38.78 m2
Lot size :	35 m2
Distance from center :	500 m
Distance from sea :	2000 m
Floor :	Ground floor
Number of rooms :	2
Number of bedrooms :	1
Number of bathrooms :	1
Parking :	Yes
Elevator :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2027
Energy efficiency :	Not specified

Price :	158.998 €

Poreč area – one-bedroom ground-floor apartment, 38.78 m², new construction

Apartment B, located on the ground floor of a new residential building with 12 units and an elevator, is now available for purchase. The apartment features a living room, a separate kitchen with a dining area, and one bedroom. Construction is set to begin in March 2027; reservations are currently being accepted.

BASIC INFORMATION
- Floor: Ground floor (building with ground floor + 3 upper floors)
- Number of rooms: 2-room unit (1 bedroom)
- Garden
- Net apartment area: 38.78 m²
- Parking spaces: 2

LAYOUT AND AREAS
- Living room: 12.48 m²
- Kitchen with dining area: 12.20 m²
- Bedroom: 10.20 m²
- Bathroom: 3.90 m²
- Total net area: 38.78 m²

DESCRIPTION OF THE SPACE
The apartment is designed without a hallway, ensuring that almost the entire floor area is dedicated to living spaces. The kitchen with a dining area is separate from the living room, and the bedroom measures 10.20 m². Given its size and layout, the apartment is well-suited for one or two occupants, or as an investment property for rental purposes.

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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 includes two parking spaces on the building's premises. The developer possesses extensive experience in residential construction. Upon request, we can show you the developer’s previously completed buildings and apartments in the same or similar locations, allowing you to assess the construction quality before making a reservation.

CONSTRUCTION STANDARDS
- 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 finishes.

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 completed projects.

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Licensed Real Estate Agent | Parentium Nekretnine

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