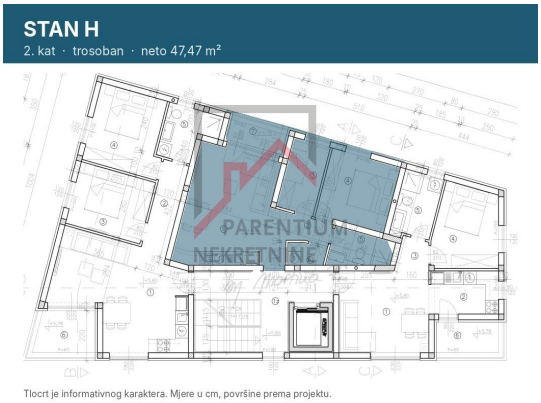
PARENTIUM NEKRETNINE
Bračka 41, 52440 Poreč
mail: info@parentium-nekretnine.com
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Code :	01673
Location :	Poreč
Building size :	41.24 m2
Lot size :	0 m2
Distance from center :	500 m
Distance from sea :	2000 m
Floor :	2
Number of rooms :	2
Number of bedrooms :	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 :	169.084 €

An apartment is for sale on the second floor of a new residential building, which features 12 units and an elevator. The apartment consists of a living room, a separate kitchen, a bedroom, and a terrace. Construction is set to begin in March 2027; reservations are currently being accepted.

BASIC INFORMATION
- Floor: 2nd floor (building with ground floor + 3 upper floors, elevator)
- Number of rooms: 2-room (1 bedroom)
- Net apartment area: 41.24 m²
- Parking spaces: 2

LAYOUT AND AREAS
- Living room: 14.94 m²
- Kitchen: 5.97 m²
- Bedroom: 10.37 m²
- Bathroom: 5.22 m²
- Entrance hall: 2.00 m²
- Terrace: 5.48 m² (calculated at 2.74 m²)
- Total net area: 41.24 m²

DESCRIPTION OF THE SPACE
The entrance hall leads into a 14.94 m² living room, with a separate kitchen. The living room provides access to a 5.48 m² terrace. The bedroom (10.37 m²) and bathroom (5.22 m²) are separated from the living area.

ABOUT THE BUILDING AND THE DEVELOPER
The residential building comprises 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 has extensive

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experience in residential construction. Upon request, we can show you the developer’s 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 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 completed projects.