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|-----------------------------------|---------------|
| <b>Code :</b>                     | 00666         |
| <b>Location :</b>                 | Poreč         |
| <b>Building size :</b>            | 70.50 m2      |
| <b>Lot size :</b>                 | 0 m2          |
| <b>Distance from center :</b>     | 4000 m        |
| <b>Distance from sea :</b>        | 4000 m        |
| <b>Floor :</b>                    | 1             |
| <b>Number of floors :</b>         | 2             |
| <b>Number of rooms :</b>          | 3             |
| <b>Number of bedrooms :</b>       | 2             |
| <b>Number of bathrooms :</b>      | 1             |
| <b>Number of toilets :</b>        | 1             |
| <b>Seaview :</b>                  | Yes           |
| <b>Parking :</b>                  | Yes           |
| <b>Underfloor heating :</b>       | Yes           |
| <b>Air conditioning heating :</b> | Yes           |
| <b>Heating by fireplace :</b>     | Yes           |
| <b>Year of construction :</b>     | 2023          |
| <b>Energy efficiency :</b>        | Not specified |

**Price : 350.000 €**

#### Istria, Poreč - NEW BUILDING

An apartment in a new building is for sale a few kilometers from the sea and the city of Poreč.

The apartment consists of an entrance, toilet, living room with dining room and kitchen, utility room, two bedrooms and a bathroom, area 70.50m2, with a covered terrace and a passable flat roof.

Two parking spaces belong to the apartment.

External stairs, through a separate entrance, lead to the roof terrace, which offers a beautiful and unobstructed view of the sea. Roof terrace of 55 m2, walkable type.

Due to its exceptional and peaceful location near the city and the sea, this apartment is a great opportunity for living and vacationing.