



Code :	01364
Location :	Poreč
Building size :	97 m2
Garden size :	40 m2
Distance from city :	2000 m
Distance from sea :	1500 m
Floor :	Ground floor
Number of floors :	0
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms / WC :	2 / 0
Year of construction :	2022
Energy efficiency :	Not specified
Parking lot :	Yes
Climate :	Yes
Heating - Electricity :	Yes
Heating - Underfloor :	Yes
Carpentry - ALU :	Yes
Depository :	Yes
Sewage implemented :	Yes
Asphalted :	Yes
Agency commission :	3 % + PDV

Price : 300.000 €

S12

Apartment on the ground floor with a yard, modern, quality new building 1.5 km from the sea!!

In the suburbs of Poreč, 1.5 km from the sea, in an excellent location, A lovely, comfortable apartment on the ground floor of 87.32 m2 (the terraces make up 18.2 m2 of this square footage)

+ basement 9.95m2 = total 97.27m2

with a yard that has irrigation ca. 40m2.

The apartment has a separate entrance, consists of: entrance hall, hallway, two bathrooms, two bedrooms, one with access to the terrace, the other has a small wardrobe or storage room, kitchen, dining room and open-concept living room with access to the covered terrace and the fenced yard.

The rooms have quality IPF parquet, the apartment has underfloor heating (Schlutter system),

it is fully air-conditioned (Samsung Wind Free), high-quality aluminum carpentry with electric shutters, the yard covered by surveillance cameras, insulated facade (Sto Ges)

Basement 9.95m2, 2 parking spaces in the property,