



<b>Code :</b>	01486
<b>Location :</b>	Poreč
<b>Building size :</b>	66.30 m <sup>2</sup>
<b>Garden size :</b>	0 m <sup>2</sup>
<b>Distance from city :</b>	500 m
<b>Distance from sea :</b>	900 m
<b>Floor :</b>	1
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms / WC :</b>	1 / 0
<b>Year of construction :</b>	2026
<b>Energy efficiency :</b>	Not specified
<b>Parking lot :</b>	Yes
<b>Climate :</b>	Yes
<b>Heating - Electricity :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 320.000 €

S21

Poreč, surroundings

For sale is a modern apartment in a new building in an attractive location in a quiet Istrian coastal town, located between Poreč and Vrsar. The location offers an ideal combination of privacy and proximity to all amenities, with well-maintained beaches, promenades, bike paths, restaurants and marinas - all within easy reach.

Apartment S4 is located on the 1st floor and has a total living area of

66.30 m<sup>2</sup>. It consists of a hallway, kitchen with dining room and living room with access to a spacious loggia of 10.20 m<sup>2</sup>, two bedrooms and a bathroom.

The property is being sold on a turnkey basis, with quality construction and modern equipment. Heating and cooling are solved by underfloor heating and air conditioning, which ensures a comfortable stay throughout the year.

An excellent choice for living, vacation or investment in tourism - close to the sea and a prime location!