



<b>Code :</b>	01496
<b>Location :</b>	Poreč
<b>Building size :</b>	74.40 m <sup>2</sup>
<b>Garden size :</b>	0 m <sup>2</sup>
<b>Distance from city :</b>	4000 m
<b>Distance from sea :</b>	4000 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 / 1
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	Not specified
<b>Parking lot :</b>	Yes
<b>Balcony :</b>	Yes
<b>Heating - Electricity :</b>	Yes
<b>Heating - Underfloor :</b>	Yes
<b>Carpentry - PVC :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 247.000 €

**S23**

**Apartment 3**

- Entrance/corridor 6.70 m<sup>2</sup>
- toilet 2.10 m<sup>2</sup>
- Room 1 14.90 m<sup>2</sup>
- Room 2 13.30 m<sup>2</sup>
- Bathroom 4.90 m<sup>2</sup>
- Kitchen, dining room & living room 27.90 m<sup>2</sup>
- Balcony 1 (5.90 m<sup>2</sup> x 0.25) 1.48 m<sup>2</sup>
- Balcony 2 (12.50 m<sup>2</sup> x 0.25) 3.13 m<sup>2</sup>

TOTAL Apt. 3 74.40m<sup>2</sup> =  
€247,000

Near Poreč and the sea, 4 km away, two new residential buildings with 5 apartments each are under construction  
They contain 4 apartments on the ground floor with a yard  
2 apartments on the first floor and a penthouse over the entire floor.  
The apartments will be sold according to the turnkey system, which includes built-in external and internal carpentry, ceramic floors, electric underfloor heating and air conditioning.