



<b>Code :</b>	01498
<b>Location :</b>	Poreč
<b>Building size :</b>	148.93 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>	2
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<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>Carpentry - PVC :</b>	Yes
<b>Depository :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 495.000 €

**S25**

- Apartment 5
- Staircase 4.40 m<sup>2</sup>
- Entrance 6.10 m<sup>2</sup>
- Hallway 4.30 m<sup>2</sup>
- toilet 4.70 m<sup>2</sup>
- Storage room 4.90 m<sup>2</sup>
- Room 1 12.20 m<sup>2</sup>
- Room 2 16.00 m<sup>2</sup>
- Room 3, 21.60 m<sup>2</sup>
- Bathroom 11.50 m<sup>2</sup>

Kitchen, dining room & living room 48.30 m<sup>2</sup>  
 Terrace (19.90 m<sup>2</sup> x 0.75) 14.93 m<sup>2</sup>  
**TOTAL Apt. 5 148.93 m<sup>2</sup> = €495,000**

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 2 penthouses 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.