



<b>Code :</b>	01524
<b>Location :</b>	Poreč
<b>Building size :</b>	92 m2
<b>Garden size :</b>	0 m2
<b>Distance from city :</b>	200 m
<b>Distance from sea :</b>	200 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>	2018
<b>Energy efficiency :</b>	A
<b>Sea View :</b>	Yes
<b>Parking lot :</b>	Yes
<b>Garage :</b>	Yes
<b>Elevator :</b>	Yes
<b>Balcony :</b>	Yes
<b>Climate :</b>	Yes
<b>Heating - Underfloor :</b>	Yes
<b>Depository :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 575.000 €

**S32**

Luxurious apartment (78.17 m2 apartment + 19.28 m2 storage room and garage parking + 13.50 m2 outdoor parking) for sale in a modern new building on the 1st floor of the highest quality in an exclusive location in Poreč, 200 m from the sea and the center of the city. The apartment has a parking space in front of the building, a space in the garage and a storage room. The building of modern design and high-quality construction is located in a unique location, just a few minutes' walk from the first beaches and the center of Poreč.

The energy certificate of the building is class A.

Each apartment is equipped with BOSCH underfloor heating on city gas and special parquet for underfloor heating. Gas is separate for each apartment and there are separate meters in front of the building. New construction with internal and external thermal and sound insulation. Three-layer Gutmann ALU carpentry with thermal insulating glass, electric blinds, thermopan filled with gas. The common rooms of the staircase are equipped with an Otis elevator and a marble staircase with a glass handrail.

It consists of a hallway, a toilet with space for a washing machine/dryer, two comfortable bedrooms, a bathroom and a living room, a dining room, a fully equipped kitchen and an exit to the terrace with a view of the greenery.

Top location and real estate in the center of Poreč.