



<b>Code :</b>	01554
<b>Location :</b>	Poreč
<b>Building size :</b>	59 m2
<b>Garden size :</b>	230 m2
<b>Distance from city :</b>	7000 m
<b>Distance from sea :</b>	7000 m
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	0
<b>Number of rooms :</b>	0
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms / WC :</b>	1 / 0
<b>Year of construction :</b>	2024
<b>Energy efficiency :</b>	Not specified
<b>Parking lot :</b>	Yes
<b>Climate :</b>	Yes
<b>Heating - Underfloor :</b>	Yes
<b>Agency commission :</b>	3 % + PDV

**Price :** 225.000 €

#### S43

7 km from Poreč, in a place with all the necessary facilities for life, the construction of a new residential building with only 5 residential units is starting. For sale is an apartment on the ground floor of the building of 59 m2, which will include an entrance hall, living room with kitchen and dining room, two bedrooms, bathroom and a spacious covered terrace (10.60 m2).

The apartment also has a large yard of 230 m<sup>2</sup> and a storage room (3.24 m<sup>2</sup>) on the ground floor of the building.

All floors in the apartments are covered with ceramic tiles.

Laminate flooring is used in the rooms, bathroom and kitchen walls are covered with ceramic tiles. The entrance doors to the apartments are anti-burglary and fire-resistant. The entrance doors to the storage rooms on the ground floor are fireproof. The room doors are solid, veneered. The sanitary appliances are medium-class, showers with channels, possibly cabins, at the customer's choice. Faucets are of medium quality.

Each residential unit has a telephone connection, as well as a terrestrial and satellite antenna, in the living room and rooms. The heating and cooling of the apartments is solved by air conditioners in the living room and rooms. (2x2.5 kw + 1x 4.5 kw).

Underfloor heating with a thermostat is installed in the bathrooms.

The planned completion of construction is by July 1, 2024.

With a note, real estate sales tax in the amount of 3% of the agreed purchase price is not payable.