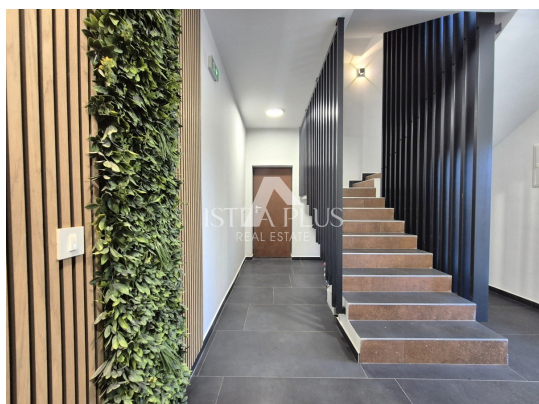




Code :	02203
Location :	Poreč
Building size :	88.16 m2
Garden size :	70 m2
Distance from city :	800 m
Distance from sea :	2000 m
Floor :	Ground floor
Number of floors :	0
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms / WC :	1 / 1
Year of construction :	2025
Energy efficiency :	Not specified
Parking lot :	Yes
Heating - Electricity :	Yes
Heating - Underfloor :	Yes
Agency commission :	3 % + PDV

Price : 308.000 €

S360

A modern, brand new apartment in a quiet village near Poreč, only 2.5 km from the first beaches. The apartment is located in a place with a very developed infrastructure and amenities for life!

With a total area of

88.16 m², the apartment is located on the ground floor of a quality residential building with an elevator and offers an extremely functional layout.

It consists of a spacious living room connected to the kitchen and dining room, hallway, three bedrooms, bathroom, separate toilet and two covered terraces that provide additional space for relaxation.

A special advantage of this property is a private garden of approximately 70 m², ideal for a family, pets or enjoying the outdoors. The apartment also has two parking spaces.

The apartment's equipment includes underfloor heating in all rooms, PVC joinery with triple-layer IZO glass, mosquito nets on the windows, security entrance doors and preparation for the installation of air conditioning, which ensures a high level of comfort throughout the year. The apartment also has a chimney (possibility of installing a stove)

The location is very practical - the apartment is about 2.5 km from the sea and 9 km from the center of Poreč. In the village itself there are restaurants, cafes, a pharmacy and a school, while the supermarket is about 1 km away. Ideal



ISTRA PLUS REAL ESTATE

Istarskog razvoda 19, 52440 Poreč

mail: info@istraplus-realestate.com

web: www.istraplus-realestate.com

info: +385 91 521 8871

property for a quiet family life, but also as an investment for tourist rental.