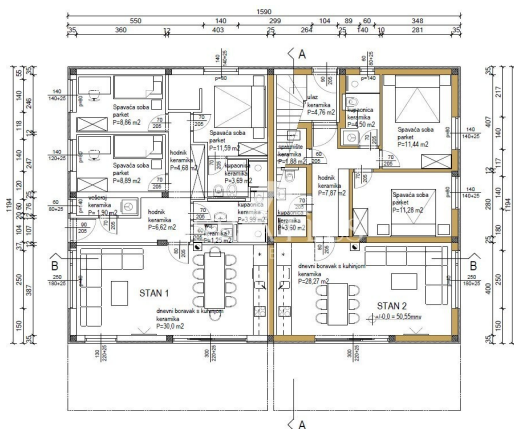




Code :	02210
Location :	Poreč
Building size :	84.04 m2
Garden size :	95.20 m2
Distance from city :	2000 m
Distance from sea :	2000 m
Floor :	Ground floor
Number of floors :	0
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms / WC :	2 / 0
Year of construction :	2026
Energy efficiency :	Not specified
Parking lot :	Yes
Heating - Electricity :	Yes
Agency commission :	3 % + PDV

Price : 323.000 €

S367

In a quiet part of Poreč, 2 kilometers from the sea, a modern apartment in a new building is for sale, located on the ground floor of a small residential building with a total of four residential units. The apartment consists of a spacious living room with kitchen and dining room, two bedrooms, two bathrooms, hallway and storage room. A special value for this apartment is given by a covered terrace and a garden of 95 m², which extends in front and to the side of the apartment.

Interior area: 68.84 m²

Terrace area: (actual 38 m²: covered 60%, uncovered 40%) 15.20 m² with coefficients 0.25 and 0.50

Total apartment with coefficients: 84.04 m²

Garden: 95.20 m²

Parking: 12.50 m²

The apartment is sold on a turnkey basis, with the built-in equipment carefully selected to meet the high standards of modern housing. Every room, including the bedrooms, has air conditioning units from the renowned Daikin brand. The bedrooms will be fitted with LVT, luxury vinyl tiles, with the option of choosing another type of flooring for an additional fee. The apartment is being sold without furniture and lighting fixtures, giving the new owner the freedom to decorate the interior according to their own wishes.

The apartment also comes with one parking space.