ISTRA PLUS REAL ESTATE
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Code :	02220
Location :	Poreč
Building size :	106.03 m2
Garden size :	100 m2
Distance from city :	1500 m
Distance from sea :	1500 m
Floor :	Ground floor
Number of floors :	0
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms / WC :	2 / 0
Year of construction :	2025
Energy efficiency :	Not specified
Parking lot :	Yes
Heating - Underfloor :	Yes
Depository :	Yes
Agency commission :	3 % + PDV

Price : 435.000 €

S365

In the quiet and sought-after suburb of Poreč, only 1500 meters from the sea and the city, there is a modern and high-quality apartment in a new building, located in a smaller residential building with only four residential units.
The location provides an ideal combination of privacy and peace, while at the same time being close to all the amenities of the city and the coast.

Apartment A is located on the ground floor of building B and has a total area of

106.03 m². Of particular note is the spacious open space living room with kitchen and dining room, filled with natural light thanks to large glass openings. The functional layout includes a hallway and three bedrooms. Two bedrooms share a bathroom, while the master bedroom has its own bathroom inside the room, which provides additional comfort and privacy.

The living area opens onto a paved terrace and a private yard of approximately 100 m², ideal for relaxing, socializing or arranging according to your own wishes. The apartment also has a basement of 8.21 m², which is connected by a direct staircase from the apartment, and two parking spaces.

The equipment and construction have focused on quality and energy efficiency. Underfloor heating has been installed using a heat pump, the first phase of air conditioning installations has been completed, the floors are covered with high-quality parquet, while the bathrooms and kitchen have been fitted with quality ceramic tiles.

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This is a very good property in a great location, suitable for both year-round living and for vacation or investment.
The buyer does not pay real estate transfer tax.