**ISTRA PLUS REAL ESTATE**
**Istarskog razvoda 19, 52440 Poreč**
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|---|---|
| **Code :** | 02235 |
| **Location :** | Poreč |
| **Building size :** | 125.71 m2 |
| **Garden size :** | 0 m2 |
| **Distance from city :** | 200 m |
| **Distance from sea :** | 2000 m |
| **Floor :** | 2 |
| **Number of floors :** | 0 |
| **Number of rooms :** | 4 |
| **Number of bedrooms :** | 3 |
| **Number of bathrooms / WC :** | 2 / 0 |
| **Year of construction :** | 2026 |
| **Energy efficiency :** | Not specified |
| **Sea View :** | Yes |
| **Parking lot :** | Yes |
| **Balcony :** | Yes |
| **Climate :** | Yes |
| **Heating - Electricity :** | Yes |
| **Heating - Underfloor :** | Yes |
| **Carpentry - PVC :** | Yes |

| | |
|---|---|
| Price : | 389.000 € |

S370
Located in a prestigious, high-quality new development in a quiet and desirable part of Tar—an Istrian town situated between Poreč and Novigrad, just 2 km from the coast and beautiful beaches—this exceptionally attractive two-level apartment exudes contemporary design, comfort, and elegance. It is part of a small residential building comprising only six units.

The apartment has been carefully designed to maximize functionality.
The lower level features an entrance hall leading to a spacious open-plan kitchen, dining, and living area—ideal for daily life, socializing, and relaxation. Facing west, this area enjoys abundant natural sunlight and offers access to a large terrace.
Also located on this level are a bedroom, a modern bathroom, and a luxurious master bedroom with its own en-suite bathroom and walk-in closet.
The upper level houses another bedroom and an impressive rooftop terrace offering panoramic views of Tar and the sea—a perfect spot to enjoy privacy, the Mediterranean atmosphere, and unforgettable sunsets.

Special emphasis has been placed on high-quality fixtures and superior living comfort. Electric underfloor heating is installed throughout the apartment, and all rooms are air-conditioned, ensuring a pleasant temperature year-round. Premium ceramic tiles have been used, while high-quality parquet flooring in the bedrooms adds warmth and elegance to the space.
The apartment includes one parking space. This property represents an ideal

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choice for a luxurious life near the sea, but also an excellent investment opportunity in one of the most sought-after locations in Istria.