



|                                   |               |
|-----------------------------------|---------------|
| <b>Code :</b>                     | 01394         |
| <b>Location :</b>                 | Poreč         |
| <b>Building size :</b>            | 115 m2        |
| <b>Garden size :</b>              | 0 m2          |
| <b>Distance from center :</b>     | 500 m         |
| <b>Distance from sea :</b>        | 800 m         |
| <b>Floor :</b>                    | 1             |
| <b>Number of floors :</b>         | 2             |
| <b>Number of rooms :</b>          | 4             |
| <b>Number of bedrooms :</b>       | 3             |
| <b>Number of bathrooms / WC :</b> | 1 / 1         |
| <b>Number of parking lots :</b>   | 1             |
| <b>Year of construction :</b>     | 2025          |
| <b>Energy efficiency :</b>        | Not specified |
| <b>Balcony :</b>                  | Yes           |
| <b>Internet :</b>                 | Yes           |
| <b>Climate :</b>                  | Yes           |
| <b>Satellite :</b>                | Yes           |
| <b>Heating :</b>                  | Yes           |
| <b>Underfloor heating :</b>       | Yes           |
| <b>Depository :</b>               | Yes           |
| <b>Current implemented :</b>      | Yes           |
| <b>Conducted water :</b>          | Yes           |
| <b>Sewage implemented :</b>       | Yes           |
| <b>Asphalted :</b>                | Yes           |
| <b>Building permit :</b>          | Yes           |

**Price : 432.300 €**

In a small Istrian coastal town near Poreč, a spacious apartment is for sale on the first floor of a modern new-build development, just 800 m from the sea.

The building is located on a quiet street, while shops, restaurants, cafés, and other amenities necessary for comfortable everyday living are nearby. The building comprises a total of 6 apartments, with only 3 apartments sharing a common entrance, providing additional privacy and tranquillity. The apartment is currently in the final stage of construction.

The apartment has a pleasant and well-designed layout and consists of an entrance hall, a spacious open-plan living area with kitchen and dining area, connected to the outdoor space through large glass walls, three bedrooms, a bathroom, a guest toilet and a storage room.

Underfloor heating is installed in the living area and bathroom, while the bedrooms are equipped with air-conditioning units for heating.

The apartment comes with two parking spaces – one privately owned and one for use.



**POREČ IMMOBILIEN**

**Bože Milanovića 22, 52440 Poreč**

**mail: [info@porec-immobilien.hr](mailto:info@porec-immobilien.hr)**

**web: [www.porec-immobilien.hr](http://www.porec-immobilien.hr)**

**info: +385 52 422 860**

Modern construction, a spacious layout, large glass walls and proximity to the sea make this apartment an excellent choice for year-round living, holidays or as an investment for tourist rental.