



<b>Code :</b>	02039
<b>Location :</b>	Poreč
<b>Building size :</b>	107 m <sup>2</sup>
<b>Lot size :</b>	93 m <sup>2</sup>
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<b>Distance from center :</b>	3000 m
<b>Distance from sea :</b>	1200 m
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2022
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes

**Price :** 354.981 €

For sale a beautiful apartment on the ground floor of a small residential building with only 4 apartments.

The apartment has a net of 89.55 m<sup>2</sup> and consists of an entrance hall, spacious living room with kitchen and dining area, three bedrooms, two bathrooms, one of which is en suite, toilet and terrace of 8.50 m<sup>2</sup>. The apartment also has a yard of 93.23 m<sup>2</sup>, a basement of 18.23 m<sup>2</sup> and one parking space.

Heating and cooling of the apartment will be via Vaillant inverter in all rooms, while the bathrooms and kitchen will have underfloor heating. The exterior carpentry will be with three-layer glass filled with Argon and a mosquito net. The inner door will be 2.30 m high with magnetic closure. 1.5-2.0 cm thick parquet will be laid, and the ceramics will be made of Italian porcelain.

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Dear clients, viewing the property is possible only with a signed record of the property, which is the basis for further actions related to the sale and collection of commissions, all in accordance with the Law on Real Estate Brokerage.

Agency "ISTRIA FUTURA" as an authorized Real Estate Broker, for the brok...