



<b>Code :</b>	02379
<b>Location :</b>	Poreč
<b>Building size :</b>	74 m2
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	1
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	5
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	800 m
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2025
<b>Garage :</b>	Yes
<b>Basement :</b>	Yes

**Price :** 291.312 €

For sale, a beautiful apartment of 74.86 m2 located on the ground floor of an elite, modern building with a garage and elevator, only 800 m from the sea and 2 km from the center of Poreč.

The apartment consists of an entrance hall, living room with kitchen and dining room, two bedrooms, bathroom, toilet and balcony.

The apartment is equipped with a floor heating and cooling system with inverter air conditioners in the living room and bedrooms and electric underfloor heating in the bathroom. The apartment will be equipped with high-quality Italian ceramics and first-class laminate, burglar-proof doors with coded keys and PVC/ALU windows with double glazing.

The building itself has a wonderful modern design and a luxurious feel, and the location is extraordinary as it is located in a quiet street and only a 10-minute walk from the sea and the center of Poreč.

The price is 291.312 € with VAT included, so there is no real estate transfer tax of 3%, and the payment is made in 10 installments through construction! The price of the apartment includes one parking space in the garage and a storage room in ...