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|-------------------------------|--------------------|
| <b>Code :</b>                 | 02488              |
| <b>Location :</b>             | Poreč              |
| <b>Building size :</b>        | 80 m <sup>2</sup>  |
| <b>Lot size :</b>             | 185 m <sup>2</sup> |
| <b>Floor :</b>                | Ground floor       |
| <b>Number of floors :</b>     | 1                  |
| <b>Number of bedrooms :</b>   | 2                  |
| <b>Number of rooms :</b>      | 4                  |
| <b>Number of bathrooms :</b>  | 1                  |
| <b>Number of toilets :</b>    | 0                  |
| <b>Distance from center :</b> | 7000 m             |
| <b>Distance from sea :</b>    | 7000 m             |
| <b>Energy efficiency :</b>    | Not specified      |
| <b>Year of construction :</b> | 2024               |
| <b>Parking :</b>              | Yes                |

**Price :** 290.000 €

For sale, a beautiful apartment in a new building with an area of

80 m<sup>2</sup> oriented to the southeast, located on the ground floor of a small residential building, 7 km from Poreč and the sea. The building will be completed by December 2024.

The apartment consists of a hallway, two bedrooms, one of which has a covered terrace, a bathroom and a spacious living room with a kitchen and dining room, from which there is access to another covered terrace and a private yard of 185 m<sup>2</sup>. The apartment also has 2 parking spaces.

The apartment is equipped with electric underfloor heating in the bathroom and air conditioning in the living room and bedrooms. The apartment is of high quality and is ideal for year-round living or tourist rental, as it is located in a beautiful, quiet location.

Price €290,000.

Dear clients, viewing the property is only possible with a signed record of the viewing of the property, which is the basis for further actions related to the purchase and sale as well as for the payment of the commission, all in accordance with the Act on Mediation in Real Estate Transactions.

"Istria F...