

## ISTRIA FUTURA

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<b>Code :</b>	02584
<b>Location :</b>	Poreč
<b>Building size :</b>	50 m <sup>2</sup>
<b>Floor :</b>	2
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	0
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	100 m
<b>Energy efficiency :</b>	Not specified
<b>Year of construction :</b>	2025
<b>Garage :</b>	Yes

Price : 252.500 €

For sale is an apartment in a luxurious new residential and commercial building in the very center of Poreč, perfect for all lovers of the city center, proximity to amenities and functionality. The building has an underground garage and an elevator leading to each floor, ensuring maximum convenience.

Apartment S50, oriented to the northwest, with an area of

50.50 m<sup>2</sup>, consists of an entrance hall, a spacious living room with kitchen and dining area, two bedrooms, a bathroom and a covered terrace of 10 m<sup>2</sup>, ideal for family gatherings and relaxation.

The bathroom is equipped with high-quality sanitary ware, guaranteeing comfort and practicality. The floor coverings include first-class Italian ceramics, three-layer oak parquet or high-quality vinyl, ensuring durability and an elegant appearance. The exterior joinery is aluminum with electric shutters, allowing easy control of light and privacy. The interior joinery is wooden, and the entrance door is steel and burglar-proof.

Underfloor electric heating with thermostats is installed in the living room, kitchen, bathroom and hallway, ensuring the optima...