



<b>Code :</b>	01292
<b>Location :</b>	Poreč
<b>Building size :</b>	96.56 m <sup>2</sup>
<b>Lot size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	6000 m
<b>Distance from sea :</b>	6000 m
<b>Floor :</b>	1
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	4
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Number of toilets :</b>	1
<b>Seaview :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Central heating :</b>	Yes
<b>Fan coil heating :</b>	Yes
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	Not specified

Old price : 439.396 €

**New price :** 390.000 €

Istria, Porec

Near Poreč, this excellent quality apartment is located on the 1st floor of a modern building with a jacuzzi on the terrace, with a total area of

96,56m<sup>2</sup>.

This apartment consists of an entrance hall, three spacious bedrooms, one of which has its own balcony, two bathrooms, one of which is in the master bedroom, and an additional guest toilet. The living room, dining room and kitchen are made according to the open space model with access to the terrace of 19.14 m<sup>2</sup>.

The living room leads to a covered terrace with a beautiful view and a jacuzzi, ideal for summer relaxation and enjoyment.

The building was built to very high standards, the floors are covered with stone, ceramic or wood, depending on the purpose.

The exterior joinery is aluminum with three-layer thermopane glass, while the interior joinery is wooden.



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Heating and cooling are provided by multi-split inverter air conditioners built into the walls.

There is a storage room in the basement of the building.

In front of the building there is a covered parking lot for 2 vehicles.

The apartment is sold fully equipped with custom-made furniture.

The building is subject to VAT, which is included in the price and the buyer is exempt from paying real estate tax.

A quiet location not far from the beautiful city of Poreč along with high-quality content and quality makes this apartment an excellent opportunity for your future investment.