



Code :	01978
Location :	Poreč
Building size :	96.56 m2
Lot size :	150 m2
Distance from center :	5000 m
Distance from sea :	4000 m
Floor :	Ground floor
Number of floors :	1
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	2
Number of toilets :	1
Seaview :	Yes
Swimming pool :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Air conditioning heating :	Yes
Heating by fireplace :	Yes
Central heating :	Yes
Fan coil heating :	Yes
Year of construction :	2024
Energy efficiency :	Not specified

Price : 390.000 €

Istria, Poreč OPPORTUNITY!!!

Near the town of Poreč, in a beautiful location, this excellent apartment is located on the ground floor of a modern building with its own swimming pool, with a total area of

96.56 m2.

This apartment consists of an entrance hall, 3 spacious bedrooms, two bathrooms, one of which is located 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 15.63 m2.

From the living room you can access the covered terrace and yard where there is a private pool with a privacy screen and a great view.

The building is built to a very high quality, 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 is 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 fantastic opportunity, not far from the beautiful city of Poreč and its beaches, with content and quality at a high level, make this apartment an excellent opportunity for your future investment.