



<b>Code :</b>	01996
<b>Location :</b>	Poreč
<b>Building size :</b>	55 m2
<b>Lot size :</b>	70 m2
<b>Distance from center :</b>	5000 m
<b>Distance from sea :</b>	5000 m
<b>Floor :</b>	Ground floor
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Parking :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	Not specified

**Price :** 235.000 €

Istria, Poreč area

For sale is a modern duplex apartment of 55 m<sup>2</sup> with a private entrance, offering the feeling of living in a house and a perfect blend of functionality and comfort.

The ground floor features an open-plan space including a kitchen, dining area, and living room, with access to a covered loggia of 6 m<sup>2</sup> leading to a private garden of approx. 70 m<sup>2</sup> - ideal for outdoor enjoyment, gatherings, or pets. This level also includes a practical guest toilet.

Upstairs, there are two comfortable bedrooms and a modern bathroom. An additional advantage of this property is the sea view, creating a pleasant and relaxing atmosphere.

The apartment is equipped with underfloor heating via a heat pump and air conditioning units in every room, ensuring comfort throughout the year.

One parking space in front of the building is included.

The price includes VAT, and buyers are exempt from paying real estate transfer tax.

This property is an ideal solution for housing as well as an excellent investment opportunity for tourist rental.