



<b>Code :</b>	02068
<b>Location :</b>	Poreč
<b>Building size :</b>	77.52 m <sup>2</sup>
<b>Lot size :</b>	120 m <sup>2</sup>
<b>Distance from center :</b>	2500 m
<b>Distance from sea :</b>	2500 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>Number of toilets :</b>	1
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	Not specified

**Price :** 370.248 €

Istria, Poreč area

An attractive ground-floor apartment is for sale in a smaller residential building with only 5 units, located in a sought-after area near Poreč.

The apartment has a total area of 68.03 m<sup>2</sup>, with an additional 8.99 m<sup>2</sup> covered terrace, and is designed to provide maximum comfort and functionality. It consists of a spacious open-plan living room with kitchen and dining area, two bedrooms, a bathroom, and an additional guest toilet.

Large glass walls ensure plenty of natural light, creating a bright and airy atmosphere. The living area opens onto a covered terrace and a private garden of 120 m<sup>2</sup>, making this property ideal for family living, holidays, or outdoor enjoyment throughout the year.

Each apartment includes one parking space and a storage room located on the property, adding to everyday convenience.

The building is constructed with high-quality materials and attention to detail. Features include aluminum joinery with triple glazing and shutters, underfloor heating, video surveillance, Hansgrohe sanitary fittings, and decorative wooden elements on the façade, giving the building a modern and elegant appearance.

The building is nearing completion, offering a great opportunity to purchase a nearly finished property in a desirable location - ideal for living, holidays, or as a tourist rental investment.