



Code :	02124
Location :	Poreč
Building size :	119.35 m ²
Lot size :	0 m ²
Distance from center :	0 m
Distance from sea :	500 m
Floor :	Ground floor
Number of rooms :	4
Number of bedrooms :	3
Number of bathrooms :	1
Number of toilets :	1
Parking :	Yes
Basement :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	2025
Energy efficiency :	Not specified

Price : 448.000 €

Istria, Poreč Surroundings – Spacious Ground Floor Apartment with Private Garden and Terrace

Located in a peaceful and attractive neighborhood near Poreč, just a few minutes' walk from the sea, this modern ground floor apartment is ideal for family living or as a luxury investment for holidays and rental. The apartment is part of a high-quality new development, situated in one of the most sought-after locations in the region.

With a total surface of 119.35 m², the apartment is designed to offer maximum comfort and functionality. Upon entry, you are welcomed by a spacious hallway that leads to the heart of the home – a bright living room with a kitchen and dining area in an open-plan concept. Large lift-and-slide glass doors open onto a covered terrace and private garden, creating a perfect harmony between indoor and outdoor living – ideal for relaxing, entertaining, or enjoying warm summer evenings.

The apartment includes three comfortable bedrooms, a modern bathroom, an additional guest toilet, and a practical storage/laundry room. The living room, bathroom, and WC feature underfloor heating for year-round warmth and comfort, while air conditioning in all rooms ensures pleasant temperatures during the summer.

Two private parking spaces are included in the price.

The apartment is being sold in a high roh-bau phase, offering a rare opportunity for the future owner to personalize the interior – from choosing tiles and flooring to potentially altering the room layout.



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- Close to the sea and all amenities
- Private terrace and garden
- 3 bedrooms + guest toilet + storage/laundry
- Underfloor heating and air conditioning
- Two parking spaces included
- Option to customize interior layout and finishes

Don't miss the opportunity to purchase the perfect property in one of Istria's most desirable locations - ideal for everyday living, holidays, or as a secure investment with excellent rental potential.

Estimated completion: early 2026.