



Code :	02150
Location :	Poreč
Building size :	84.04 m ²
Lot size :	95.20 m ²
Distance from center :	2000 m
Distance from sea :	2000 m
Floor :	Ground floor
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	2
Parking :	Yes
Basement :	Yes
Air conditioning heating :	Yes
Year of construction :	2025
Energy efficiency :	Not specified

Price : 323.000 €

Istria, Poreč - Modern two-bedroom apartment with a large garden

An apartment for sale, located on the ground floor of a smaller residential building with a total of four apartments, only 2 km from the centre of Poreč and the sea.

The apartment has a total living area of 68.84 m² and consists of an entrance hall, storage room, two bathrooms, two bedrooms, and a spacious living room with kitchen and dining area.

Terrace area: (actual size 38 m²: 60% covered, 40% uncovered) - 15.20 m² calculated using coefficients of 0.25 and 0.50.

Total apartment area including terrace coefficients: 84.04 m².

High-quality materials and equipment are used in construction:

Daikin air-conditioning units are planned in every room,

bathrooms will be equipped with higher-standard sanitary ware,

LVT click-system vinyl flooring is planned in the bedrooms, with the possibility of choosing a different type of flooring upon agreement or with an additional charge agreed with the investor.

The apartment is sold on a turnkey basis, without furniture and lighting fixtures.

The apartment includes a parking space in front of the building.

Thanks to its quiet location and close proximity to all amenities necessary for everyday living, this apartment represents an ideal solution for family living as well as a safe investment for the future.