



Code :	02187
Location :	Poreč
Building size :	86 m ²
Lot size :	400 m ²
Distance from center :	6000 m
Distance from sea :	6000 m
Floor :	Ground floor
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms :	1
Number of toilets :	1
Seaview :	Yes
Parking :	Yes
Basement :	Yes
Electric heating :	Yes
Underfloor heating :	Yes
Air conditioning heating :	Yes
Year of construction :	n/a
Energy efficiency :	Not specified

Price : 342.500 €

Istria, Poreč surroundings

For sale is an apartment with a net living area of 75.5 m² plus a covered terrace of 14.4 m² net, located on the ground floor of a high-quality residential building with an elevator, currently under construction. The modern building with a total of six residential units is situated in a quiet location near the town of Poreč and the sea.

The apartment consists of an entrance hall, storage room, WC, two spacious bedrooms, a bathroom, and an open-space living room with kitchen and dining area, with access to a covered terrace and a private garden of 400 m², ideal for creating a private oasis with a pool, summer kitchen, or a relaxation area for social gatherings.

Heating and cooling are provided by three air-conditioning units connected to one outdoor unit, while the entire apartment features electric underfloor heating.

Windows will be PVC with triple glazing and shutters, and all windows will include mosquito screens.

Thermal insulation will be made of 10 cm styrofoam combined with mineral wool, ensuring high energy efficiency and pleasant indoor temperatures throughout the year.

The apartment includes two parking spaces in front of the building, with the possibility of purchasing an additional storage room on the ground floor.



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The buyer is exempt from paying real estate transfer tax.

Completion of construction is planned for autumn 2026.

Don't miss this opportunity - the perfect apartment for comfortable living with a large private garden or as a great investment!