



<b>Object ID :</b>	0012
<b>Location :</b>	Poreč
<b>Building size :</b>	94 m2
<b>Garden size :</b>	161.00 m2
<b>Distance from center :</b>	9000 m
<b>Distance from sea :</b>	1500 m
<b>Floor :</b>	Ground floor
<b>Number of bedrooms :</b>	3
<b>Number of rooms :</b>	4
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Parking :</b>	Yes
<b>Storage room :</b>	Yes
<b>Year of construction :</b>	2023
<b>Energy class :</b>	A
<b>Condition :</b>	New construction

**Price :** 353.000 €

In a modern building with only 4 residential units, an apartment is for sale on the ground floor of the building, the apartment has an area of 94 m2, consists of a living room, kitchen, covered terrace, hallway, 3 bedrooms, bathroom and toilet. The apartment has air conditioning, burglar-proof door, underfloor heating in the living room, bathroom and toilet, it has a garden area of 161 m2, a storage area of approx. 5 m2 and one parking space in front of the building. The apartment is about 9 km from Poreč, about 1.5 km from the sea, there are restaurants and a school in the village, and there is a supermarket about 1 km away. Energy class "A". REMARK: The real estate is in the VAT system, so the buyer does not pay tax on the purchase of real estate in the amount of 3% of the purchase price.