SELETON REAL ESTATE
Obala maršala Tita 1, 52440 Poreč
e-mail: info@seleton.hr
web: seleton.hr
info: +385 91 204 7690











Object ID :	0136
Location :	Poreč
Building size :	64 m2
Distance from center :	2500 m
Distance from sea :	1300 m
Floor :	1
Number of floors :	3
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	1
Garage :	Yes
Elevator :	Yes
Year of construction :	2026
Energie class :	A
Condition :	New construction

Price : 340.635 €

Poreč, in the immediate vicinity of the city center, on the first floor of a modern building with an elevator and an underground garage, a new apartment of 64 m² is for sale, consisting of a living area, a covered terrace, a hallway, 2 bedrooms, a storage room and a bathroom. The apartment has underfloor heating throughout the apartment (Daikin Altherma heat pump), hot water is also prepared via a heat pump with a 160-liter tank, there are 3 Daikin air conditioners (in the living room and bedrooms), PVC windows with three panes, mosquito nets and motorized roller shutters, the entrance door of the apartment is burglar-proof and fire-resistant. The building has a 12 cm thick stone wool facade system, which, along with PVC windows with three panes, ensures superior thermal and sound insulation, as well as high energy efficiency of the apartment itself. The apartment is located in a quiet and attractive location, approximately 1.3 km on foot from the sea/beach and 2.5 km from the center of Poreč.The price of the apartment includes a parking space in the underground garage.There will also be a public parking lot near the building.Energy class "A".Move-in is scheduled for 31.10.2026.For more information or to arrange a viewing, please contact us!NOTE:The property is subject to VAT, so the buyer does not pay real estate transfer tax in the amount of 3% of the purchase price.To reserve the apartment, a deposit of 10% of the purchase price of the apartment is required.

NOTICE:Dear clients,the property can be viewed exclusively with a signed Brokerage Agreement, which is the basis for further actions related to the purchase and the payment of the commission, all in accordance with the Act on Real Estate Brokerage.In case you decide to purchase the

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property, the agency commission is 3% + VAT, payable at the time of signing the Preliminary Agreement or the Sale and Purchase Agreement.We are not responsible for possible errors in property descriptions, though we strive to be as precise and accurate as possible.Photos, videos, computer visualizations (renderings) and floor plans are illustrative in nature and may not fully correspond to the actual or final condition of the property.Buyers are advised to inspect the property in person before making a final decision.