SELETON REAL ESTATE
Obala maršala Tita 1, 52440 Poreč
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Object ID :	0151
Location :	Poreč
Building size :	76 m2
Garden size :	80.00 m2
Distance from sea :	3000 m
Floor :	Ground floor
Number of floors :	3
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	2
Parking :	Yes
Swimming pool :	Yes
Year of construction :	2026
Energie class :	A
Condition :	New construction

Price : 272.448 €

A new apartment is for sale, with an area of 75.68 m², consisting of a living room, dining room, kitchen, hallway, covered terrace, 2 bedrooms and 2 bathrooms. The apartment is located on the ground floor of the building with an elevator, it has a separate entrance, 2 parking spaces, underfloor heating throughout the apartment, windows with three IZO glasses, mosquito nets on the windows, preparation for air conditioning and a private garden of approx. 80 m². The building features a 10 cm thick facade system which, combined with triple-glazed PVC windows, ensures superior thermal and acoustic insulation as well as high energy efficiency for the apartment itself. The apartment has the right to use the swimming pool which is shared with another apartment. The apartment is about 3 km from the sea and 9 km from the center of Poreč, in the village there are restaurants, cafes, a pharmacy and a supermarket.Energy class "A".Expected completion / move in: 31 May 2027.For more information or to arrange a viewing, feel free to contact us!REMARK:The property is included in the VAT system, so the buyer does not pay the 3% tax on the acquisition of the property.

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 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

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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.