



<b>Object ID :</b>	0038
<b>Location :</b>	Poreč
<b>Building size :</b>	76 m2
<b>Garden size :</b>	70.00 m2
<b>Distance from center :</b>	9000 m
<b>Distance from sea :</b>	3000 m
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Parking :</b>	Yes
<b>Elevator :</b>	Yes
<b>Year of construction :</b>	2025
<b>Energie class :</b>	A
<b>Condition :</b>	New construction

**Price :** 266.945 €

A new apartment is for sale, with an area of 76.27 m<sup>2</sup>, 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. 70 m<sup>2</sup>. 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.

REMARK: The property is included in the VAT system, so the buyer does not pay the 3% tax on the acquisition of the property.

