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| <b>Object ID :</b>            | 0041               |
| <b>Location :</b>             | Poreč              |
| <b>Building size :</b>        | 66 m <sup>2</sup>  |
| <b>Distance from center :</b> | 9000 m             |
| <b>Distance from sea :</b>    | 3000 m             |
| <b>Floor :</b>                | 2                  |
| <b>Number of floors :</b>     | 3                  |
| <b>Number of bedrooms :</b>   | 2                  |
| <b>Number of rooms :</b>      | 3                  |
| <b>Number of bathrooms :</b>  | 1                  |
| <b>Number of toilets :</b>    | 1                  |
| <b>Seaview :</b>              | Yes                |
| <b>Parking :</b>              | Yes                |
| <b>Elevator :</b>             | Yes                |
| <b>Year of construction :</b> | 2025               |
| <b>Energie class :</b>        | A                  |
| <b>Condition :</b>            | Under construction |

**Price :** 229.985 €

An apartment under construction in the vicinity of Poreč with an area of 65.71 m<sup>2</sup> is for sale. It consists of a living room, a dining room, a kitchen, a corridor, a covered terrace, two bedrooms, a bathroom and a toilet. The apartment is located on the second floor of a building with an elevator, it will have 2 parking spaces, underfloor heating throughout the apartment, windows with three IZO glasses, mosquito nets on the windows, security doors, preparation for air conditioning and a sea view. The apartment is about 3 km from the sea and 9 km from the center of Poreč, there are restaurants, cafes and a pharmacy in the village, and there is a supermarket about 1 km away. Moving in: 01.07.2025. Price: 3.500 €/m<sup>2</sup>

NOTE: The property is subject to VAT, so the buyer does not pay real estate sales tax in the amount of 3% of the purchase price. An identical apartment is located on the first floors.