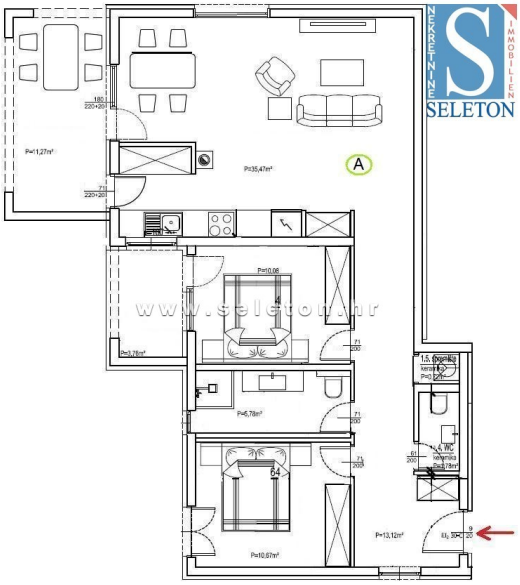
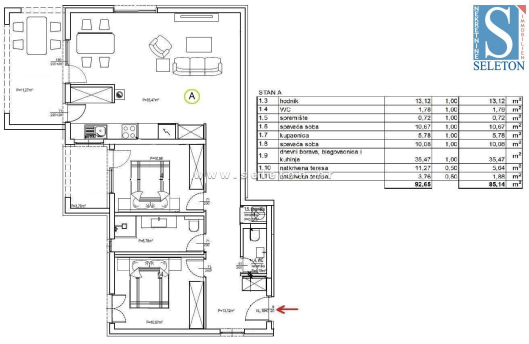
SELETON REAL ESTATE
Obala maršala Tita 1, 52440 Poreč
e-mail: info@seleton.hr
web: seleton.hr
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Object ID :	0049
Location :	Poreč
Building size :	85 m2
Garden size :	147.00 m2
Distance from center :	3000 m
Distance from sea :	1500 m
Floor :	Ground floor
Number of floors :	2
Number of bedrooms :	2
Number of rooms :	3
Number of bathrooms :	1
Number of toilets :	1
Parking :	Yes
Year of construction :	2024
Energie class :	A
Condition :	Under construction

Poreč, in a quiet urban area, an apartment under construction with an area of 85.14 m² is for sale, consisting of a living room, kitchen, dining room, 2 covered terraces, hallway, 2 bedrooms, storage room, bathroom and toilet. The apartment is located on the ground floor of a building with a total of 5 residential units, it is oriented towards the south, which guarantees a lot of natural light. The apartment will have 3 air conditioners (living room and bedrooms), underfloor heating throughout the apartment, security entrance door, PVC windows with mosquito nets and electric shutters, a garden area of approx. 147 m² and a parking space in front of the building. The apartment is located in a dead-end street with little traffic, it is 500 m from the public transport station, 1.5 km from the sea/beach and 3 km from the center of Poreč.Energy class "A".Move in: 31.10.2025.
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.

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 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.