SELETON REAL ESTATE
Obala maršala Tita 1, 52440 Poreč
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Object ID :	0053
Location :	Poreč
Building size :	161 m2
Distance from center :	3000 m
Distance from sea :	1500 m
Floor :	2
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	4
Number of bathrooms :	3
Number of toilets :	1
Seaview :	Yes
Parking :	Yes
Year of construction :	2026
Energie class :	A
Condition :	New construction

Price :	675.000 €

Poreč, in a quiet urban area, new apartment with an area of 161,54 m² is for sale, consisting of a living room, a large terrace of 32 m² with a view of the sea, kitchen, dining room, 2 additional terraces, hallway, 3 bedrooms - each with its own bathroom and exit to the terrace, pantry and a toilet. The apartment has 4 Mitsubishi Electric air conditioners (in the living room and in the bedrooms), underfloor heating throughout the apartment (heat pump), hot water is also prepared via a heat pump with a 175 liter tank, it also has a security entrance door, PVC windows with three panes, mosquito nets and electric blinds, and two parking spaces 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: 31.12.2026.REMARK: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

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property in person before making a final decision.