



<b>Code :</b>	01207
<b>Location :</b>	Poreč
<b>Building size :</b>	56 m <sup>2</sup>
<b>Garden size :</b>	0 m <sup>2</sup>
<b>Distance from center :</b>	1000 m
<b>Distance from sea :</b>	3500 m
<b>Floor :</b>	1
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bedrooms :</b>	2
<b>Number of bathrooms / WC :</b>	1 / 0
<b>Number of parking lots :</b>	1
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	Not specified
<b>Sea View :</b>	Yes
<b>Garage :</b>	Yes
<b>Elevator :</b>	Yes
<b>Balcony :</b>	Yes
<b>Swimming pool :</b>	Yes
<b>Climate :</b>	Yes
<b>Satellite :</b>	Yes
<b>Heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Current implemented :</b>	Yes
<b>Conducted water :</b>	Yes
<b>Sewage implemented :</b>	Yes
<b>Asphalted :</b>	Yes
<b>Building permit :</b>	Yes

Price : 279.500 €

Wohneinheit 08		
01	Eingang	4,3
02	Wohnzimmer/Küche	23,4
03	Schlafzimmer 1	11,7
04	Schlafzimmer 2	8,0
05	Bad	4,9
06	Balkon	7,2
		<b>59,5 m<sup>2</sup></b>



Construction is set to begin soon on a charming residential complex nestled within a picturesque tourist town. This thoughtfully designed complex will offer a complete range of essential amenities, ensuring a truly comfortable lifestyle. The luxurious development features modern apartments with open floor plans, spread across two elegantly designed buildings. In total, there will be 26 apartments, with each building accommodating 13 apartments. These exquisite living spaces vary in size, ranging from a cozy 53 m<sup>2</sup> to an expansive 226 m<sup>2</sup>.

Apartment "08" is located on the first floor of the building, and has an net area of 55.9 m<sup>2</sup>. It consists of an entrance hall, an open space area with a living room, kitchen and dining room, two bedrooms, a bathroom and a terrace.

For your comfort, air conditioning units will be thoughtfully installed in bedrooms and living rooms, providing optimal heating and cooling throughout the seasons. Additionally, the apartment will feature electric underfloor heating, enhancing your comfort further.



**POREČ IMMOBILIEN**

**Bože Milanovića 22, 52440 Poreč**

**mail: [info@porec-immobilien.hr](mailto:info@porec-immobilien.hr)**

**web: [www.porec-immobilien.hr](http://www.porec-immobilien.hr)**

**info: +385 52 422 860**

The price includes two parking spaces in the underground garage, ensuring your convenience and peace of mind.

Residents of this exclusive complex will be privileged to enjoy not one but two swimming pools. The first, a 30 m<sup>2</sup> oasis designed with children in mind, promises endless fun and relaxation. The second, spanning approximately 70 m<sup>2</sup>, offers adults a serene retreat to unwind and soak in the sun.

The meticulously landscaped surroundings of the complex are destined to resemble a botanical paradise, providing a tranquil and aesthetically pleasing environment for all residents.

The maintenance of these enchanting grounds will be entrusted to professional firms, ensuring their impeccable upkeep.

An identical apartment with a larger terrace (in the floor plans, the apartment marked with the number "04") is for sale at the price of 292.250,00 €.