



<b>Code :</b>	01209
<b>Location :</b>	Poreč
<b>Building size :</b>	227 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>	3
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms / WC :</b>	2 / 1
<b>Number of parking lots :</b>	3
<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>Heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Depository :</b>	Yes
<b>Outdoor kitchen :</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 :** 1.425.000 €

The upcoming residential complex is set to become an embodiment of sophisticated living within a charming tourist town. With meticulous design and an array of essential amenities, the complex promises to provide residents with a truly comfortable and luxurious lifestyle.

The luxurious development features modern apartments with open floor plans, spread across two elegantly designed buildings. In total, there will be 26 apartments, distributed across two buildings. These exquisite living spaces vary in size, ranging from a cozy 53 m<sup>2</sup> to an expansive 226 m<sup>2</sup>.

A spacious penthouse with a total area of 226.5 m<sup>2</sup>, including covered and uncovered terraces, is available for sale.

Positioned on the topmost, third floor, the apartment features:

- an entrance hall
- a living room
- a spacious kitchen with a dining room
- three bedrooms, with the master bedroom boasting its own balcony and



## **POREČ IMMOBILIEN**

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private bathroom

- an additional bathroom with a shower
- a separate toilet
- a storage room adjacent to the kitchen

The apartment is embraced by expansive glass walls, facilitating access to the outdoor space, which encompasses a private pool, a sundeck, a covered terrace with a summer kitchen, and another separate, uncovered balcony.

Enhanced with underfloor heating through a heat pump and Bosch air conditioners, the apartment includes two parking spaces in the underground garage and one in the outdoor parking lot. There's also the possibility of installing a charging station for electric cars.

The vision of this complex is to establish the highest standards of urban living. Alongside comfort and privacy, the primary emphasis is on offering future tenants an array of exclusive services, setting this building apart from other residential complexes.

Every aspect of this penthouse has been meticulously designed to create an atmosphere of unparalleled luxury.

The apartment price includes a 25% VAT.