



<b>Code :</b>	01266
<b>Location :</b>	Poreč
<b>House Type :</b>	In a row house
<b>Building size :</b>	128 m <sup>2</sup>
<b>Lot size :</b>	96 m <sup>2</sup>
<b>Distance from center :</b>	2000 m
<b>Distance from sea :</b>	2000 m
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	5
<b>Number of bedrooms :</b>	3
<b>Number of bathrooms / WC :</b>	3 / 1
<b>Number of parking lots :</b>	2
<b>Year of construction :</b>	2025
<b>Energy efficiency :</b>	Not specified
<b>Balcony :</b>	Yes
<b>Climate :</b>	Yes
<b>Satellite :</b>	Yes
<b>Heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Depository :</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 :** 425.000 €

A contemporary 155.24 m<sup>2</sup> apartment spread over three floors, situated just 2 km away from the city center of Porec.

The apartment's ground floor features an entrance hall that leads to a spacious living room, a bright dining area, a kitchen, a toilet, and a convenient laundry/utility room, making it an ideal space for hosting guests and family gatherings.

An elegant internal staircase leads to the first floor of the apartment, where you will find two spacious bedrooms, each with its bathroom. The bedrooms are designed to offer maximum comfort and privacy, with ample storage space, large windows, and elegant decor.

The second floor of the apartment comprises a bedroom with an en-suite bathroom, a walk-in closet, and two open terraces - one facing west and the other facing east. These terraces offer breathtaking views of the surrounding area and create an ideal space for enjoying the warm Mediterranean climate and soaking up the sun.

The apartment features floor heating via a heat pump and air conditioning in every room. The property also has two parking spaces and a beautifully



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landscaped garden that measures approximately 96 square meters, providing ample space for outdoor activities and family fun.

Designed with modern trends and family housing needs in mind, this apartment is spacious, bright, and comfortable, with well-planned floor plans that ensure optimal utilization of space and comfort.