



Code :	01531
Location :	Poreč
Building size :	77 m ²
Garden size :	100 m ²
Distance from center :	2000 m
Distance from sea :	2000 m
Floor :	n/a
Number of floors :	2
Number of rooms :	3
Number of bedrooms :	2
Number of bathrooms / WC :	1 / 0
Number of parking lots :	2
Year of construction :	2026
Energy efficiency :	Not specified
Balcony :	Yes
Internet :	Yes
Climate :	Yes
Heating :	Yes
Underfloor heating :	Yes
Depository :	Yes
Current implemented :	Yes
Conducted water :	Yes
Sewage implemented :	Yes
Building permit :	Yes

Price : 325.000 €

Located close to the centre of Poreč, this new-build apartment is situated in a smaller residential building comprising only 5 residential units.

The apartment is located on the ground floor and has a total area of 77.58 m², along with a private small garden.

The functional layout comprises an entrance hallway, two bedrooms, a bathroom, and a spacious open-plan living area combining the kitchen, dining area, and living room. The living room provides access to a terrace oriented towards the northwest.

The apartment features underfloor heating powered by a heat pump, while air-conditioning units for heating and cooling are planned for the living room and bedrooms. The apartment is additionally equipped with electric roller shutters.

The price includes two parking spaces.

The property is subject to the VAT system, meaning that the buyer is not required to pay real estate transfer tax. If, by purchasing this apartment, the buyer acquires their first property for the purpose of resolving their housing needs, the state will, subject to the applicable conditions, refund half of the VAT, which in this case amounts to approximately €40,000.



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Legal entities that meet the statutory requirements may be entitled to deduct input VAT.

This property represents an excellent opportunity for peaceful family living, a holiday home or a long-term investment, offering the advantages of a new-build property, a functional layout and proximity to the centre of Poreč. The planned completion of construction is April 2028.